Third Five-Year Review Report
for
Normandy Park Apartments
FLD984229773

Temple Terrace
Hillsborough County, Florida

June 2016

United States Environmental Protection Agency
Region 4
Atlanta, Georgia

Approved by:

Franklin E. Hill, Director
Superfund Division

Date: 8/9/16

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for
Normandy Park Apartments
11110 North 56th Street
Temple Terrace
Hillsborough County, Florida

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List of Acronyms

AOC	Administrative Order on Consent
ARAR	Applicable or Relevant and Appropriate Requirement
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
COC	Contaminant of Concern
EPA	United States Environmental Protection Agency
FDEP	Florida Department of Environmental Protection
FYR	Five-Year Review
GCR	Gulf Coast Recycling
MCL	Maximum Contaminant Level
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NPL	National Priorities List
O&M	Operation and Maintenance
OU	Operable Unit
PRP	Potentially Responsible Party
RAO	Remedial Action Objective
ROD	Record of Decision
RPM	Remedial Project Manager
SCTL	Soil Cleanup Target Level

Executive Summary

The Normandy Park Apartments Superfund site (the Site) is located at 11110 North 56th Street in Temple Terrace, Florida. From 1953 until 1963, Gulf Coast Recycling (GCR) operated a battery recycling and secondary lead smelting facility at the Site. The recycling and smelting processes resulted in the release of sulfuric acid and lead into the environment. In 1970, GCR built Normandy Park Apartments, a 144-unit apartment complex, on the property. In August 1991, the Hillsborough County Environmental Protection Commission investigated the Site. Further investigation by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency (EPA) indicated that soil and groundwater were contaminated with antimony, lead, cadmium and arsenic.

In February 1995, the EPA proposed the Site for listing on the National Priorities List (NPL). To date, the EPA has used its enforcement discretion to defer placing the Site on the NPL in exchange for potentially responsible party (PRP) cooperation. The triggering action for this Five-Year Review (FYR) was the signing of the previous FYR on September 27, 2011.

On May 11, 2000, the EPA issued the Site's Record of Decision (ROD), which selected a remedy to address the soil and groundwater contamination at the Site. The remedy included removal of at least the top two feet of contaminated soil everywhere the ground surface was exposed, excluding a specified distance around existing trees, and as technically practicable without affecting the structural integrity of the existing buildings and swimming pool. Following removal, the remedy required filling in of all excavated areas with clean fill and constructing tree plazas to prevent exposure to contaminated soil. The EPA selected monitored natural attenuation as the remedy for contaminated groundwater. The remedy requires institutional controls to prevent the use of groundwater at the Site and to notify future owners of the apartment complex of the contaminated soil remaining under site structures (including paved areas and sidewalks).

The remedy at the Site is currently protective of human health and the environment because there are no completed exposure pathways. However, in order for the remedy to be protective in the long-term, access to neighboring properties needs to be gained to conduct soil and groundwater sampling to evaluate whether there is an off-site source of antimony. Additional groundwater sampling may be needed to further delineate the antimony groundwater plume. Institutional controls or other land use control documents may also need to be revised to restrict disturbance of soil below two feet where some contamination may remain, to ensure protectiveness.

Five-Year Review Summary Form

SITE IDENTIFICATION		
Site Name: Normandy Park Apartments		
EPA ID: FLD984229773		
Region: 4	**State:** FL	**City/County:** Temple Terrace/Hillsborough

SITE STATUS	
NPL Status: Proposed	
Multiple OUs? No	**Has the site achieved construction completion?** No

REVIEW STATUS
Lead agency: EPA **If "Other Federal Agency" selected above, enter Agency name:**
Author name: Kirby Webster and Kelly MacDonald (Reviewed by EPA)
Author affiliation: Skeo Solutions
Review period: July 2015 – March 2016
Date of site inspection: 7/28/2015
Type of review: Statutory
Review number: 3
Triggering action date: 9/27/2011
Due date *(five years after triggering action date)*: 9/27/2016

Five-Year Review Summary Form (continued)

Issues/Recommendations

Issues and Recommendations Identified in the Five-Year Review:

OU(s): 1	Issue Category: Remedy Performance			
	Issue: Access to some neighboring properties has not been granted for monitoring well installation and soil sampling for antimony.			
	Recommendation: Continue to work with neighboring property owners to gain access for sampling to evaluate whether there is an off-site source of antimony.			
Affect Current Protectiveness	**Affect Future Protectiveness**	**Implementing Party**	**Oversight Party**	**Milestone Date**
No	Yes	EPA/State	EPA	09/27/17

OU(s): 1	Issue Category: Remedy Performance			
	Issue: Groundwater antimony concentrations remain above MCLs, and the plume is not delineated to the west of the Site.			
	Recommendation: Complete delineation of antimony contamination in groundwater and prepare additional restrictions if appropriate, based on results of investigation.			
Affect Current Protectiveness	**Affect Future Protectiveness**	**Implementing Party**	**Oversight Party**	**Milestone Date**
No	Yes	PRP	EPA	09/27/17

OU(s): 1	Issue Category: Institutional Controls			
	Issue: The Facility's contaminated soil plan is the only mechanism that currently restricts digging soil below two feet on site where site contamination remains.			
	Recommendation: The current mechanism being utilized to restrict digging soil below two feet on site where site contamination remains should be further evaluated to determine if additional land use controls are necessary.			
Affect Current Protectiveness	**Affect Future Protectiveness**	**Implementing Party**	**Oversight Party**	**Milestone Date**
No	Yes	EPA	EPA	09/27/17

Sitewide Protectiveness Statement	
Protectiveness Determination: Short-term Protective	*Addendum Due Date (if applicable):*
Protectiveness Statement: The remedy at the Site is currently protective of human health and the environment because there are no completed exposure pathways. However, in order for the remedy to be protective in the long-term, access to neighboring properties needs to be gained to conduct soil and groundwater sampling to evaluate whether there is an off-site source of antimony. Additional groundwater sampling may be needed to further delineate the antimony groundwater plume. Institutional controls or other land use control documents may also need to be revised to restrict disturbance of soil below two feet where some contamination may remain, to ensure protectiveness.	

Environmental Indicators
- Current human exposures at the Site are under control. - Contaminated groundwater migration is not under control.

Are Necessary Institutional Controls in Place?
☐ All ☒ Some ☐ None

Has EPA Designated the Site as Sitewide Ready for Anticipated Use?
☐ Yes ☒ No

Has the Site Been Put into Reuse?
☒ Yes ☐ No

Third Five-Year Review Report
for
Normandy Park Apartments Superfund Site

1.0 Introduction

The purpose of a five-year review (FYR) is to evaluate the implementation and performance of a remedy in order to determine if the remedy will continue to be protective of human health and the environment. FYR reports document FYR methods, findings and conclusions. In addition, FYR reports identify issues found during the review, if any, and document recommendations to address them.

The U.S. Environmental Protection Agency (EPA) prepares FYRs pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Section 121 and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). CERCLA Section 121 states:

> If the President selects a remedial action that results in any hazardous substances, pollutants, or contaminants remaining at the site, the President shall review such remedial action no less often than each 5 years after the initiation of such remedial action to assure that human health and the environment are being protected by the remedial action being implemented. In addition, if upon such review it is the judgment of the President that action is appropriate at such site in accordance with section [104] or [106], the President shall take or require such action. The President shall report to the Congress a list of facilities for which such review is required, the results of all such reviews, and any actions taken as a result of such reviews.

The EPA interpreted this requirement further in the NCP, 40 Code of Federal Regulations (CFR) Section 300.430(f)(4)(ii), which states:

> If a remedial action is selected that results in hazardous substances, pollutants, or contaminants remaining at the site above levels that allow for unlimited use and unrestricted exposure, the lead agency shall review such action no less often than every five years after initiation of the selected remedial action.

Skeo Solutions, an EPA Region 4 contractor, conducted the FYR and prepared this report regarding the remedy implemented at the Normandy Park Apartments Superfund site (the Site) in Temple Terrace, Hillsborough County, Florida. The EPA's contractor conducted this FYR from July 2015 to March 2016. The EPA is the lead agency for developing and implementing the remedy for the potentially responsible party (PRP)-financed cleanup at the Site. The Florida Department of Environmental Protection (FDEP), as the support agency representing the State of Florida, has reviewed all supporting documentation and provided input to the EPA during the FYR process.

This is the third FYR for the Site. The triggering action for this statutory review is the previous FYR. The FYR is required due to the fact that hazardous substances, pollutants or contaminants remain at the Site above levels that allow for unlimited use and unrestricted exposure. The Site consists of one operable unit (OU).

2.0 Site Chronology

Table 1 lists the dates of important events for the Site.

Table 1: Chronology of Site Events

Event	Date
Gulf Coast Recycling (GCR) operated battery recycling and secondary lead smelting facility	1953-1963
GCR built Normandy Park Apartments	1970
The Hillsborough County Environmental Protection Commission investigated the Site in response to citizen's complaint	August 1991
Florida Department of Environmental Protection (FDEP) referred the Site to the EPA	February 1992
The EPA entered into Administrative Order on Consent (AOC) with the potentially responsible party (PRP) for emergency response and removal action to address immediate threat posed by high levels of lead in soil	June 3, 1992
PRP began removal action	December 17, 1992
The EPA proposed the Site for listing on National Priorities List (NPL)	February 13, 1995
PRP completed removal action	October 24, 1995
The EPA and PRP entered into AOC to complete streamlined remedial investigation and focused feasibility study PRP started the streamlined remedial investigation and focused feasibility study	September 30, 1998
PRP completed combined streamlined remedial investigation and focused feasibility study and made it available to public	February 2000
The EPA signed the Site's Record of Decision (ROD)	May 11, 2000
PRP began remedial action	March 19, 2001
PRP started remedial design	April 2001
PRP completed remedial design	May 22, 2001
The EPA issued Consent Decree	September 13, 2001
PRP completed remedial action	August 25, 2001
EnviroFocus Technologies, LLC (EnviroFocus) purchased some of GCR's assets, including responsibility to address the Site	May 31, 2006
The EPA signed the Site's first FYR	September 28, 2006
PRP began remedial action of soils near a repaired sewer line southeast of northern swimming pool area behind the rental office	June 9, 2010
PRP completed remedial action of soils near a repaired sewer line southeast of northern swimming pool area behind the rental office	July 16, 2010
The EPA signed the Site's second FYR	September 27, 2011
Swimming pool in southern courtyard filled in	2012
PRP began remedial action to remove tennis court on site	March 4, 2014
PRP completed remedial action to remove tennis court on site	April 10, 2014
Pre-final site inspection conducted by the EPA	July 28, 2015

3.0 Background

3.1 Physical Characteristics

The 8.25-acre Site is located at 11110 North 56th Street in the City of Temple Terrace, Hillsborough County, Florida (Figure 1). The Site is located in a moderately populated commercial and residential area northeast of Tampa.

Currently, a 144-residential-unit apartment complex, The Park at Monument Terrace (formerly known as Normandy Park Apartments), is located on site. Two-story apartment buildings are built in clusters with central courtyards. The courtyards are generally covered with grass and include both young and mature trees. There are also parking lots, a swimming pool in the northern courtyard east of the former tennis court area, a former swimming pool area in the southern courtyard (filled in with concrete in 2012), an apartment clubhouse, a laundry facility and a playground at the apartment complex. A stormwater retention pond is located in the southeast corner of the Site. There is a vacant lot south of the southern courtyard. The Site is bounded to the north by Temple Terrace City Hall, to the west by City of Temple Terrace Public Works, Chapters Health System Inc. and Seastone Apartments, to the southeast by Regions Bank, and to the east by a retail shopping center (Figure 2).

At the Site, surficial aquifer groundwater is encountered at about seven to eight feet below ground surface. The surficial aquifer is about 25 to 30 feet thick. Below the surficial aquifer is a clay layer that varies from 0 to 15 feet in thickness, underlain by about 10 feet of limestone. Beneath this upper limestone is a clay layer that varies from 40 to 60 feet in thickness and below this clay is limestone comprising the Floridan Aquifer, which consists of the karst limestone zone and is the drinking water source for much of western Florida. Groundwater flow in the surficial aquifer at the Site is to the east, with northeast and southeast components. Groundwater flow in the Floridan Aquifer has been variable, with flow to the northeast and northwest.

3.2 Land and Resource Use

From 1953 to 1963, Gulf Coast Recycling (GCR) operated a battery recycling and secondary lead smelting facility at the Site. In 1970, GCR built Normandy Park Apartments on the site property, which remains on site today. The apartment complex is currently called The Park at Monument Terrace and is run by Monument Real Estate Services. According to the Hillsborough County Property Appraiser's Office, the property is owned by Normandy United LCC. On May 31, 2006, EnviroFocus Technologies, LLC (EnviroFocus) purchased some of GCR's assets, including the responsibility to address the Site.

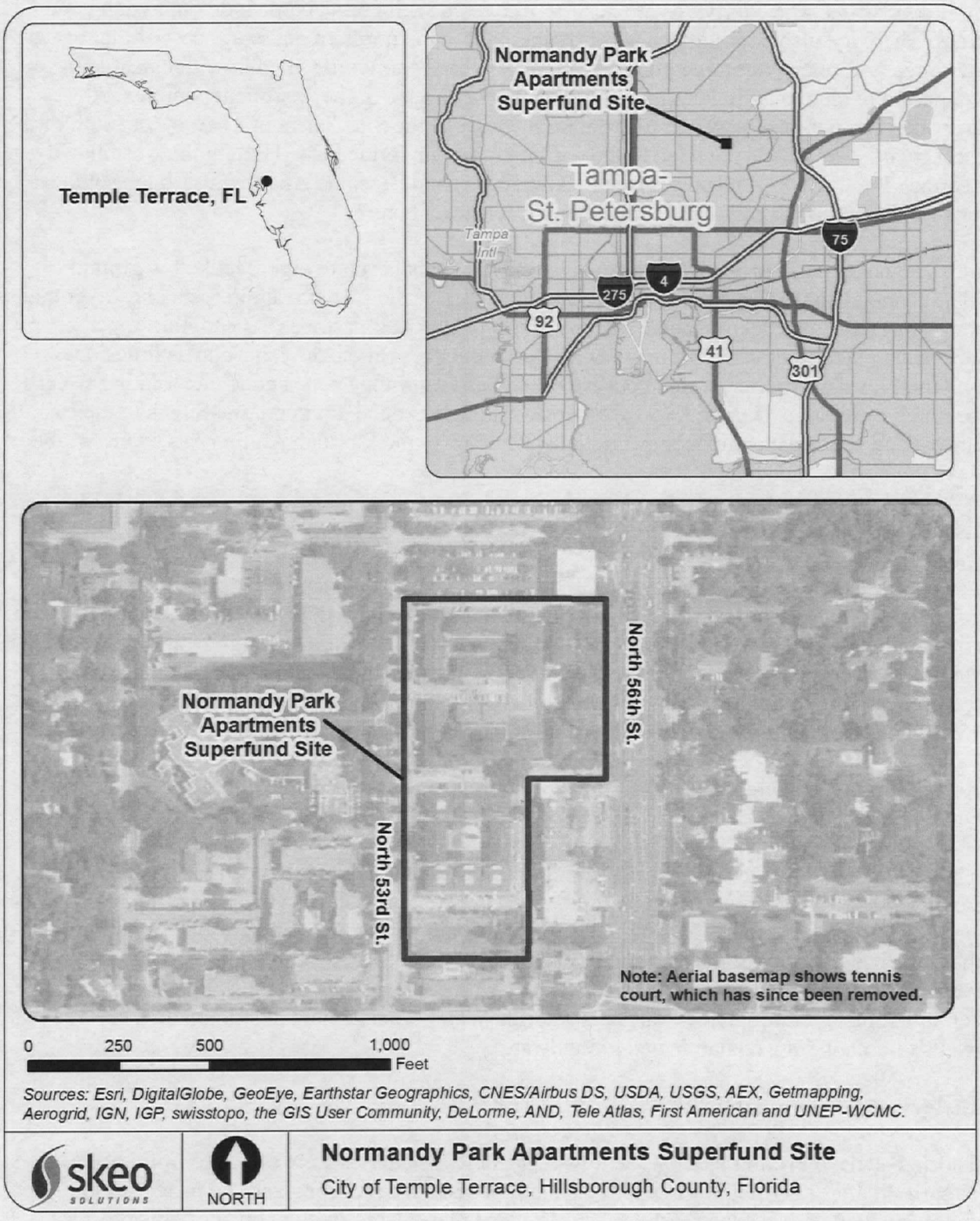
The current and future expected use of the Site is residential. The Site and surrounding areas are primarily commercial and residential.

The area has been developed for many years and municipal water supplies service area businesses and residences. The Floridan Aquifer is a significant source of drinking water for this area of Florida. Private water supply wells that are used as a drinking water source are not known to be present in the immediate area of the Site. The majority of the Site and downgradient of the Site is located in a Florida Groundwater Delineation Area, which delineates areas with contaminated groundwater. Permitting for well installation must go through the Southwest Florida Water Management District, which ensures that potable wells to do not draw contaminated groundwater.

3.3 History of Contamination

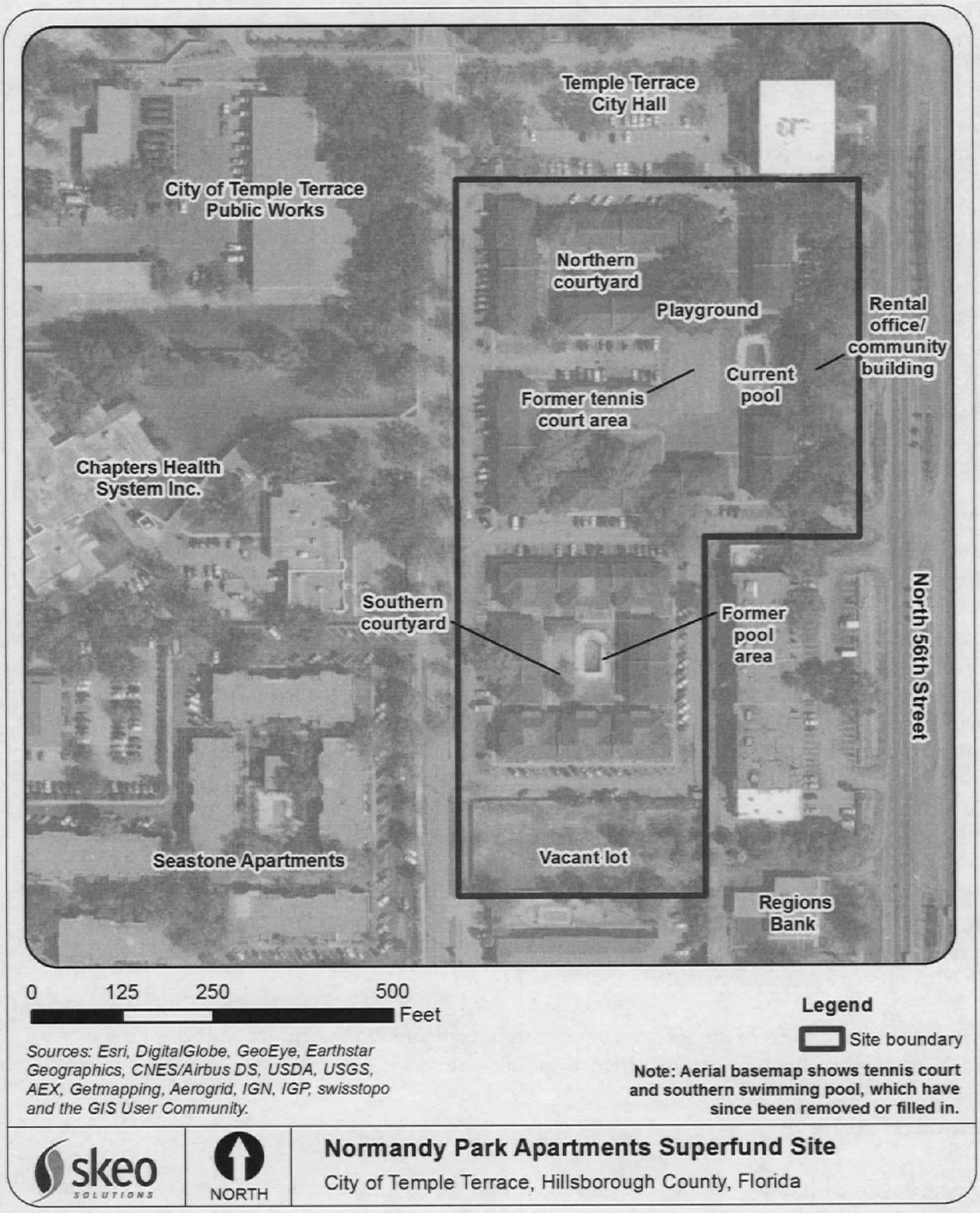
At the historic battery recycling facility, the tops of spent lead batteries were removed primarily by a hydraulic guillotine. Lead plates were separated and processed for recycling and the battery casings and solid components were crushed and disposed of. The lead plates were smelted on site. This process resulted in the release of sulfuric acid and lead into the environment, contaminating soil and groundwater. The specific locations of smelting and battery cracking have not been clearly identified in available documentation (photos included in Appendix I).

Figure 1: Site Location Map



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site.

Figure 2: Site Detail



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site.

In August 1991, in response to a citizen's complaint, the Hillsborough County Environmental Protection Commission investigated the Site. Further investigation by the FDEP and the EPA indicated soil and groundwater contamination with antimony, lead, cadmium and arsenic.

3.4 Initial Response

In June 1992, GCR entered into an Administrative Order on Consent (AOC) with the EPA to abate the immediate threat of soil contamination to human health. Under the direction of the EPA's Emergency Response and Removal Program, GCR placed concrete caps over two lead-contaminated areas in the northern courtyard. In 1995, a wooden deck was constructed over the southern complex courtyard to prevent potential exposure to the soil underneath until a more permanent remedy was selected.

3.5 Basis for Taking Action

In February 1995, the EPA proposed the Site for listing on the National Priorities List (NPL). To date, the EPA has used its enforcement discretion to defer placing the Site on the NPL in exchange for GCR's cooperation. In 1998, GCR entered into another AOC with the EPA to conduct the streamlined remedial investigation/focused feasibility study. The investigation was streamlined due to the availability of sufficient existing data to evaluate the nature and extent of contamination.

In April 1999, GCR developed the Focused Baseline Human Health Risk Assessment. This report determined that chemicals of potential concern at the Site were lead, antimony and arsenic in surface and subsurface soil and lead, antimony, arsenic and cadmium in the surficial aquifer.

GCR's baseline risk assessment evaluated risk to human health through long-term exposure to contaminants via dermal contact. The risk assessment assumed that because lead was most prevalent and present at the highest concentrations in the soil, any action taken to abate the unacceptable risks from direct exposure to lead contaminated soil would also address any unacceptable risks from other soil contaminants. Because of this assumption, the risk assessment did not evaluate risks from other soil contaminants of concern (COCs). The risk assessment also did not evaluate the surficial aquifer as a potential drinking water source, though it tested groundwater from the surficial aquifer for contaminants. The EPA requested that GCR revise the risk assessment to address these shortcomings. Instead of revising the risk assessment, GCR proposed the alternative approach of removing the entire surface soil pathway as a remedy, regardless of contamination and developing cleanup goals for groundwater to measure the effectiveness of natural attenuation. It was therefore unnecessary to determine acceptable concentrations of other soil COCs, because all surface soil would be removed and replaced with clean fill. The EPA approved this approach.

Contaminant concentrations in the surficial aquifer were compared to the enforceable drinking water standards. Lead and antimony were identified as groundwater COCs.

4.0 Remedial Actions

In accordance with CERCLA and the NCP, the overriding goals for any remedial action are protection of human health and the environment and compliance with applicable or relevant and appropriate requirements (ARARs). A number of remedial alternatives were considered for the Site, and final selection was made based on an evaluation of each alternative against nine evaluation criteria that are specified in Section 300.430(e)(9)(iii) of the NCP. The nine criteria are:

1. Overall Protection of Human Health and the Environment
2. Compliance with ARARs
3. Long-Term Effectiveness and Permanence
4. Reduction of Toxicity, Mobility or Volume through Treatment
5. Short-Term Effectiveness
6. Implementability
7. Cost
8. State Acceptance
9. Community Acceptance

4.1 Remedy Selection

The EPA signed the Record of Decision (ROD) for the Site on May 11, 2000. Remedial action objectives (RAOs) in the 2000 ROD are the following:

- Eliminate the potential for exposure to surface soil contaminants.
- Remove highly contaminated soil in the southern courtyard acting as a source to groundwater contamination.
- Monitor natural attenuation of groundwater to below cleanup levels.

The remedy selected in the ROD consisted of the following remedial actions:

- Excavate all exposed soil to a depth of two feet, except a 20-foot radius around existing trees where a brick or tile plaza with precast concrete or a metal tree gate will be placed.
- Remove the southern complex wooden deck and excavate soil to the water table, as this area contained the most highly contaminated soil and groundwater.
- Screen excavated soil in the open field behind the apartments.
- Treat soil via ex-situ stabilization based on the results of the screening.
- Dispose of soil off site in a regulated landfill.
- Place a permeable liner in the excavated area to prevent the upward migration of any solid materials such as plastic battery casings.
- Fill all excavated areas with clean soil and cover with sod.
- Monitor the natural attenuation of the groundwater contaminants.
- Institutional controls to limit future use of soil and groundwater and to inform future owners of the requirements necessary to address contamination under any existing structures.

The risk assessment developed a lead cleanup level of 420 milligrams per kilogram (mg/kg) for surface soils. Because the top two feet of all exposed soil throughout the complex would be excavated, with the exception of around the trees where tree plazas would prevent direct exposure, the 2000 ROD determined that cleanup goals for the other soil contaminants were not necessary. Table 2 shows ROD cleanup goals for soil and groundwater contaminants.

Table 2: COC Cleanup Goals

COC	Groundwater (mg/L)	Soil (mg/kg)
Antimony	0.006	None
Lead	0.015	420
Notes: From the 2000 ROD, Table 12-1. mg/L = milligrams per liter.		

4.2 Remedy Implementation

The GCR implemented the remedy between March and August 2001 by conducting the following activities:

- Soil removal and excavation beneath the wood deck in the southern complex courtyard up to seven feet below ground surface to the groundwater table. Treatment of soil with Portland cement and tri-sodium phosphate prior to disposal.
- Soil excavation in the central and northern apartment complexes to a depth of two feet below ground surface.
- Soil disposal at a Class I Industrial Landfill in Okeechobee, Florida.
- Placement of a non-woven polypropylene fabric over the bottom and sides of all soil excavations. Excavation areas were filled with clean fill obtained from an off-site location and sodded, and an irrigation system was installed in these areas.

In accordance with the ROD, soil excavations did not occur within a 20-foot radius or the drip-line of the mature oak trees, whichever was greater. Instead, these areas, with a few exceptions, were covered by a brick or tile plaza around each tree with a precast concrete or metal tree grate with a tree plaza to prevent human contact with the soil. In places where the soil lead concentration was less than 420 mg/kg, no tree plaza was constructed. Six inches of mulch covered the root systems of the large oak tree in the west end of the central complex courtyard and an area next to the playground at the east end of the northern complex courtyard in order to prevent potential damage.

A restrictive covenant requires the owner of the property to notify the EPA and FDEP prior to the disturbance of any existing structures, restricts the construction of groundwater wells or use of groundwater on the Site for any purpose and requires the owner to maintain all asphalt byways and parking lots to ensure their protective purpose as a capping remedial measure.

In July 2010, the PRP conducted additional soil remediation as a result of utility workers disturbing subsurface soils when repairing a section of sewer line southwest of the northern swimming pool behind the rental office and community building. Under the controls implemented at the Site, apartment management staff are required to notify EnviroFocus Technologies or S&ME, Inc. in the event soils would be excavated below a depth of two feet in open-grassed areas or below concrete slabs, asphalt, or other fixed, permanent covers where contaminated soil was left in place. The sewer repair contractor had indicated that that soils below two feet would not be disturbed during sewer repair activities, however, during a site inspection on July 9, 2010 by the PRP contractor, battery pieces were found on the ground surface in the area of the sewer repair indicating the plumbing contractor had excavated soil below a depth of two feet and brought subsurface waste and contamination to the ground surface. Based on the

results of the inspection, the PRP contractor constructed a fence around the area and characterized soil contamination in support of additional soil remediation. On July 14, 2010 the PRP excavated soils to a depth of at least six inches and up to two feet in some areas followed by placement of filter cloth at the bottom of the excavation before backfilling and sodding. Excavated soil was treated and sent off site to a permitted facility on July 20, 2010. As a result of this event, the apartment maintenance staff have been made aware of the need to notify the PRP contractors in the event of future site excavations in order for the PRP contractor to monitor any excavation activities on site that have the potential to extend more than two feet below ground surface. This requirement is detailed in the 2015 Contaminated Soils Plan.

In 2014, the PRP conducted an additional remedial action in response to the apartment complex's request to remove the tennis court. The remedial actions took place from March 4, 2014, to April 10, 2014, and included removal of the asphalt tennis court, excavation of about six inches of limerock base material below the asphalt, and excavation of enough soil below the limerock and asphalt so that, at minimum, a two-foot-thick layer of clean backfill was placed in the excavation between ground surface and the unexcavated, contaminated soil. The excavated soil was treated and disposed of in a landfill. A high-density polyethylene liner was installed at the base of the excavation to prevent rainwater from percolating through contaminated soils and contaminating groundwater, as requested by FDEP during its review of the proposed work scope.

4.3 Operation and Maintenance (O&M)

The Site's Contaminated Soils Plan was most recently updated in April 2015. Routine O&M activities at the Site include site inspections, maintenance of concrete capped areas, tree plaza maintenance and groundwater monitoring. Groundwater monitoring is completed on a semiannual basis, and O&M reports are submitted to the EPA annually. The 2000 ROD estimated annual O&M costs at $72,092. Costs in the last five years include the tennis court removal labor ($192,000), security of exposed soils during replacement of tennis court ($3,000) and oversight during the tennis court removal ($29,000). Annual O&M costs for the last five years (excluding the 2014 tennis court remediation) are shown in Table 3.

Table 3: Annual O&M Costs

Year	Total Cost *(rounded to the nearest $1,000)*
2011	$20,000
2012	$9,000
2013	$11,000
2014	$8,000
2015	$14,000

5.0 Progress Since the Last Five-Year Review

The protectiveness statement from the 2011 FYR for the Site stated that:

The remedy at the Site currently protects human health and the environment because it is functioning as intended by the Site's decision documents. Contaminated source material has been excavated and remaining contaminated soil has been contained on site beneath clean fill, concrete caps, tree plazas and existing structures. Additionally, institutional controls for soil and ground water have been

implemented in the form of a restrictive covenant. The Site is located in a Florida Ground Water Delineated Area and the Southwest Florida Water Management District, in which water well regulations are in place restricting the use of ground water. In order for the Site's remedy to be protective in the long-term, the source of elevated antimony in site ground water samples, historical data and the need for additional off-site soil sampling should be evaluated.

The 2011 FYR included two issues and recommendations. Table 4 summarizes each recommendation and its current status.

Table 4: Progress on Recommendations from the 2011 FYR

Recommendations	Party Responsible	Milestone Date	Action Taken and Outcome	Date of Action
Evaluate the potential for on-site and off-site sources which may be causing the elevated antimony groundwater concentrations.	PRP	02/01/2012	Two on-site and two off-site monitoring wells installed. Elevated concentrations of antimony identified in monitoring wells 14, 15 and 16.	Ongoing
Evaluate historical data and the need for additional off-site soil sampling.	PRP	02/01/2012	Two off-site soil samples (SS-13 and SS-14) taken in 2015. Both samples below residential exposure soil cleanup target levels (SCTLs) for antimony and lead as well as the ROD cleanup goal for lead.	Ongoing

6.0 Five-Year Review Process

6.1 Administrative Components

EPA Region 4 initiated the FYR in July 2015 and scheduled its completion for March 2016. EPA remedial project manager (RPM) Shelby Johnston led the EPA site review team, which also included EPA site attorney Bilal Harris, EPA community involvement coordinator L'Tonya Spencer and contractor support provided to the EPA by Skeo Solutions. In July 2015, the EPA held a scoping call with the review team to discuss the Site and items of interest as they related to the protectiveness of the remedy currently in place. The review schedule consisted of the following activities:

- Community notification.
- Document review.
- Data collection and review.
- Site inspection.
- Local interviews.
- FYR Report development and review.

6.2 Community Involvement

In August 2015, the EPA published a public notice in the Tampa Bay Times newspaper announcing the commencement of the FYR process for the Site, providing contact information for the EPA's RPM and community involvement coordinator, and inviting community participation. The press notice is available in Appendix B. No one contacted the EPA as a result of the advertisement.

The EPA will make the final FYR Report available to the public. Upon completion of the FYR, the EPA will place copies of the document in the designated site repository – Temple Terrace Public Library, located at 202 Bullard Parkway in Temple Terrace, Florida.

6.3 Document Review

This FYR included a review of relevant site-related documents, including the ROD, remedial action reports and recent monitoring data. Appendix A provides a complete list of the documents reviewed.

ARARs Review

CERCLA Section 121(d)(1) requires that Superfund remedial actions attain "a degree of cleanup of hazardous substances, pollutants, and contaminants released into the environment and of control of further release at a minimum which assures protection of human health and the environment." The remedial action must achieve a level of cleanup that at least attains those requirements that are legally applicable or relevant and appropriate.

- Applicable requirements are those cleanup standards, standards of control and other substantive requirements, criteria or limitations promulgated under federal environmental or state environmental or facility siting laws that specifically address a hazardous substance, remedial action, location or other circumstance found at a CERCLA site.

- Relevant and appropriate requirements are those standards that, while not "applicable," address problems or situations sufficiently similar to those encountered at the CERCLA site that their use is well suited to the particular site. Only those state standards more stringent than federal requirements may be applicable or relevant and appropriate.

- To-Be-Considered criteria are non-promulgated advisories and guidance that are not legally binding, but should be considered in determining the necessary remedial action. For example, To-Be-Considered criteria may be particularly useful in determining health-based levels where no ARARs exist or in developing the appropriate method for conducting a remedial action.

Chemical-specific ARARs are health- or risk-based numerical values or methodologies which, when applied to site-specific conditions, result in the establishment of numerical values. These values establish an acceptable amount or concentration of a chemical that may remain in, or be discharged to, the ambient environment. Examples of chemical-specific ARARs include maximum contaminant levels (MCLs) under the federal Safe Drinking Water Act and ambient water quality criteria enumerated under the federal Clean Water Act.

Action-specific ARARs are technology- or activity-based requirements or limits on actions taken with respect to a particular hazardous substance. These requirements are triggered by a particular remedial activity, such as discharge of contaminated groundwater or in-situ remediation.

Location-specific ARARs are restrictions on hazardous substances or the conduct of the response activities solely based on their location in a special geographic area. Examples include restrictions on activities in wetlands, sensitive habitats and historic places.

Remedial actions are required to comply with the chemical-specific ARARs identified in the ROD. In performing the FYR for compliance with ARARs, only those ARARs that address the protectiveness of the remedy are reviewed.

Groundwater

According to the 2000 ROD, groundwater ARARs include the federal and state MCLs. As shown in Table 5, groundwater MCLs have not changed since the signing of the ROD.

Table 5: Previous and 2015 ARARs for Groundwater COCs

COC	2000 ROD Cleanup Goal (mg/L)[a]	2015 ARAR (mg/L)[b]	ARAR Change
Antimony	0.006	0.006	No change
Lead	0.015	0.015	No change

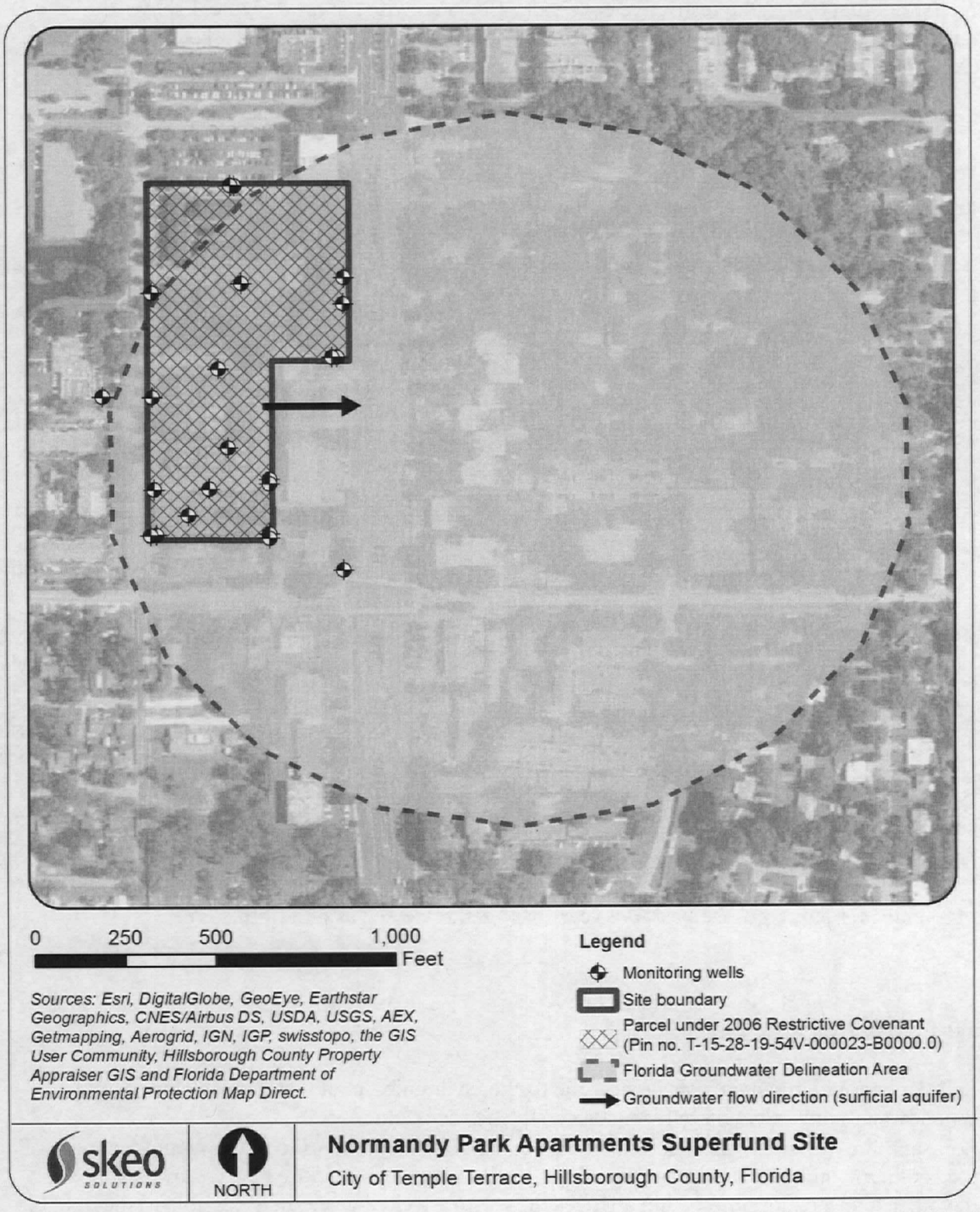
Notes:
a. 2000 ROD, Table 12-1.
b. Lower of the federal and state primary MCLs. Federal MCLs are available at http://water.epa.gov/drink/contaminants/index.cfm (accessed 8/6/2015). FDEP MCLs are available at http://www.dep.state.fl.us/water/drinkingwater/standard.htm (accessed 8/6/2015).
mg/L – milligram per liter

Institutional Control Review

A restrictive covenant (Appendix H) is in place to prevent the use of groundwater in the surficial aquifer under the Site. The majority of the Site and downgradient of the Site is also located in a Florida Groundwater Delineation Area (Figure 3), which delineates areas with contaminated groundwater. Permitting for well installation in this delineated area must go through the Southwest Florida Water Management District, which ensures that potable wells to do not draw contaminated groundwater.

The restrictive covenant also requires that before the property owner disturbs any existing structures on the Site (concrete building foundations and parking lots), the property owners must notify and submit a plan to address contaminated soils to EPA and FDEP. The property owner is also required to maintain all asphalt byways and parking lots to ensure they act as a cap. However, the restrictive covenant does not address contaminated subsurface soils that exist outside of overlying structures. The April 2015 Contaminated Soils Plan provides a written record of areas of contaminated soils and the actions that should be taken in the event contaminated soil is exposed.

Figure 3: Institutional Control Base Map



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site.

Skeo Solutions staff conducted research on the Hillsborough County Clerk of the Circuit Court website and found the February 20, 2006 restrictive covenant associated with the Site. Figure 3 shows the location of site-related institutional controls. Table 6 lists the institutional controls associated with media of interest at the Site as outlined in the restrictive covenant.

Table 6: Institutional Control Summary Table

Media	ICs Needed	ICs Called for in the Decision Documents	Impacted Parcel(s)	IC Objective	Instrument in Place
Groundwater	Yes	Yes	T-15-28-19-54V-000023-B0000.0	Restrict installation of groundwater wells and the extraction or use of groundwater from the Site.	Most of the Site and downgradient of the Site lies within a Florida Groundwater Delineation Area, which restricts well placement.[2] 2006 restrictive covenant prohibits the construction of groundwater wells or the use of groundwater on the Site.
Soil	Yes	Yes	T-15-28-19-54V-000023-B0000.0	Restrict future land use to be consistent with remedy in place and prevent exposure of contaminated soils.	2006 restrictive covenant requires that property owner notify the EPA and FDEP prior to the disturbance of any existing structures and submit a plan that addresses the soil underneath the structures and is consistent with the ROD. The owner must also maintain all asphalt byways and parking lots as a capping remedial measure.

6.4 Data Review

Soil and groundwater data from the past five years has been reviewed as part of this FYR.

Soil

Key points from the soil review include:

- Soil contamination remains onsite near the former swimming pool that may be contributing to groundwater contamination but is not accessible to the public.
- Soil sampling off site to the west showed no contamination and on site in the vacant lot south of the southern courtyard low levels of antimony exist. Two locations are covered by asphalt and the other four locations are within a fenced area with a locked gate, not accessible to the public.

As requested by the EPA and FDEP in 2012, soil samples were collected in two areas to evaluate the presence of lead and antimony: six samples around the perimeter of the former swimming pool in the

southern courtyard (SS-1 through SS-6) and six samples in and around the vacant lot south of the southern courtyard (SS-7 through SS-12). Sampling locations are shown in the map in Appendix G.

Surface soil (0-6 inches) samples around the former swimming pool (previously covered with a pool deck and currently covered with concrete and brick pavers) all exceeded the lead Florida residential soil cleanup target level (SCTL) of 400 mg/kg. Surface samples ranged from 410 mg/kg (SS-4) to 4,900 mg/kg (SS-1). Soil samples SS-2 and SS-3 located on the eastern side of the former swimming pool exhibited the most contamination with lead cleanup goal and SCTL exceedances at all depths with concentrations of lead increasing with depth in the samples (Appendix G). Maximum concentrations in samples SS-2 and SS-3 are 62,000 mg/kg between 36 and 45 inches and 52,000 mg/kg between 72 and 96 inches, respectively. Lead concentrations in samples from the vacant lot (two covered by asphalt and four within a fenced area with a locked gate that is not accessible to the general public) were much lower, with exceedances only identified in samples where lead was detected in both the sample and associated method blank.

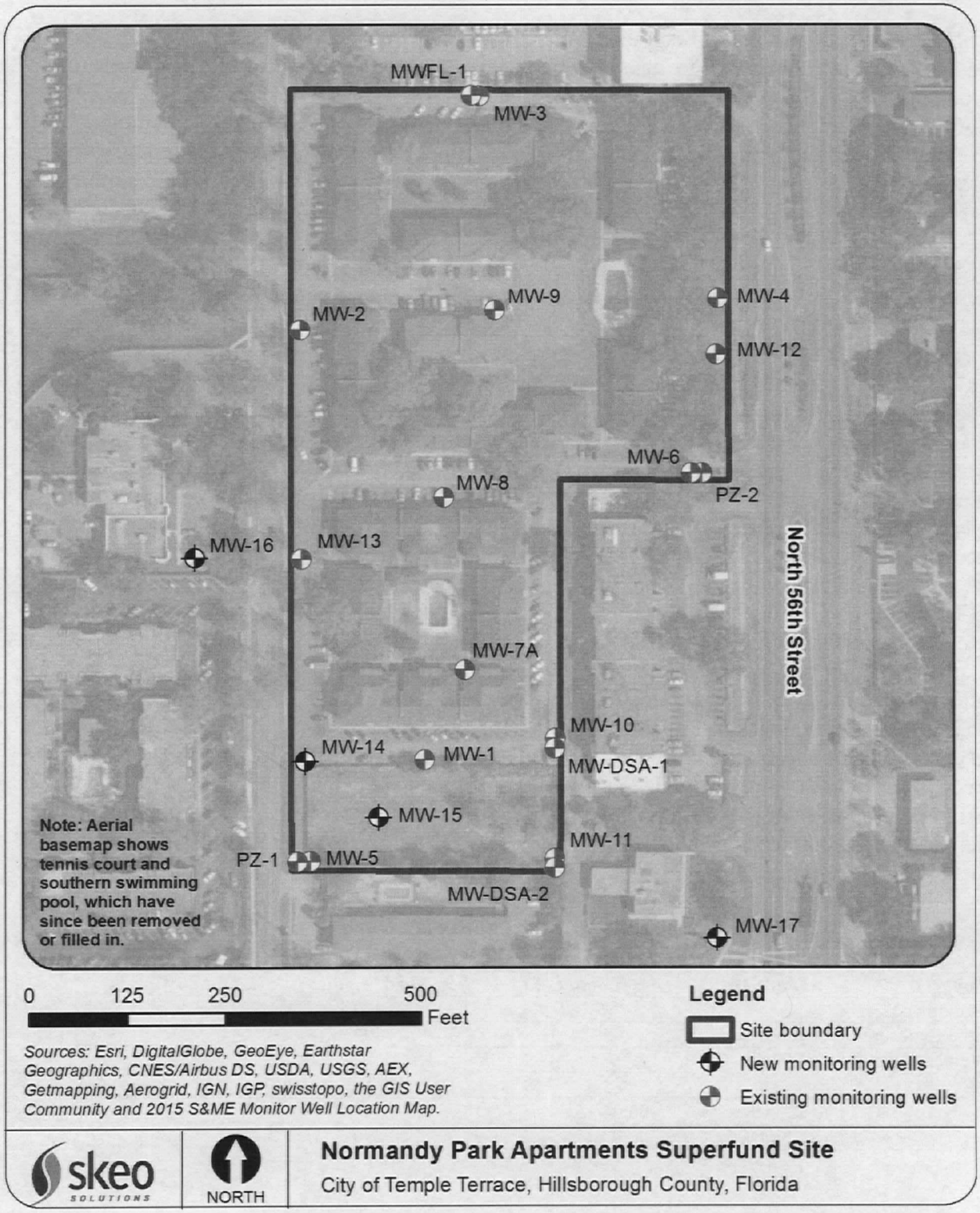
Antimony in soil samples exhibited a spatial pattern similar to lead. Five of the six samples collected in 0-6 inches adjacent to the former swimming pool (currently covered with concrete and brick pavers) exceeded Florida's SCTL of 27 mg/kg with a maximum surface soil concentration of 201 mg/kg in SS-1. All exceeded Florida's Leachability Based SCTL of 5.4 mg/kg. Samples SS-2 and SS-3 exceeded the residential SCTL and Leachability Based SCTL at all depths and showed increasing concentration with depth. Maximum concentrations were 15,000 mg/kg in SS-2 between 36 and 45 inches and 1,900 in SS-3 between 72 and 96 inches. All samples from the vacant lot were below the antimony residential SCTL with five total exceedances of the Leachability Based SCTL (Appendix G).

Contractors proposed sampling at seven offsite locations on three properties to evaluate potential offsite sources of antimony in groundwater. Access to one property was granted so two off-site soil samples were collected in June 2015. The two samples, SS-13 and SS-14, were taken at depths of 6 to 12 inches (locations shown in Appendix G). The lead and antimony results for these two samples indicate the detected contaminant concentrations were under the ROD cleanup goals for lead and the residential exposure SCTLs for both antimony and lead (Table 7). The PRP is pursuing obtaining authorization to collect soil and groundwater data from the two other properties of interest. The 2015 Antimony Source Evaluation Report recommends postponing a final recommendation regarding offsite soil impacts until those data are available.

Table 7: June 2015 Soil Samples

Sample ID	Sample Depth	Sample Date	Lead (mg/kg)	Antimony (mg/kg)
ROD cleanup goal			420	--
Residential Exposure SCTL			400	27
Commercial/Industrial SCTL			1,400	370
Leaching			site specific	5.4
SS-13	6 to 12 inches	06/04/15	35	1.1
SS-14	6 to 12 inches	06/04/15	290	5.2

Figure 4: Detailed Site Map



Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site.

Groundwater

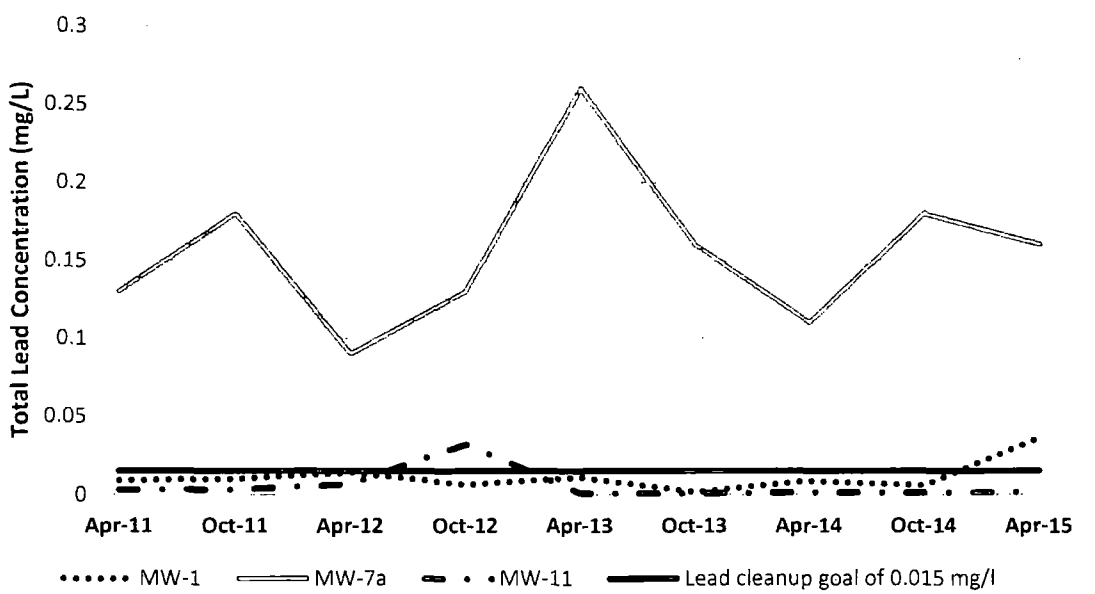
Groundwater monitoring data for the past five years is presented in Appendix F. Figure 4 shows groundwater monitoring wells. Key points from the groundwater review are:

- Lead is generally below the MCL in the upper surficial aquifer, with the exception of monitoring well 7a (MW-7a), which is located southeast of the former swimming pool in the southern courtyard.
- Antimony is above the MCL in the upper surficial aquifer in 11 of 16 wells and below the MCL in the two deep shallow aquifer monitoring wells (MW-DSA-1 and MW-DSA-2).
- Four new monitoring wells were installed in 2015 to determine if there is an on-site or off-site source of antimony, an issue identified in the previous FYR. The antimony concentrations detected in 2015 in the two new monitoring wells, MW-14 and MW-15, have been the highest concentrations detected (0.16 milligrams per liter (mg/L) and 0.2 mg/L, respectively) in 2015 out of all 16 wells; these levels are the highest concentrations detected at the Site in the last five years.

Lead

In the past five years, lead concentrations were detected above the MCL in the upper surficial aquifer in three of the 16 monitoring wells (MW-1, MW-7a and MW-11), shown in Figure 5. Samples from MW-7a have consistently exceeded the MCL of 0.015 mg/L with lower MCL exceedances in samples from MW-1 and MW-11. Soil sampling locations from 2012 (SS-2 and SS-3) are both located north of MW-7a and contain concentrations of lead ranging from 1,800 mg/kg to 62,000 mg/kg, indicating that they may be a continuing source of contamination to groundwater in this area.

Figure 5: Total Lead Concentrations in the Upper Surficial Aquifer

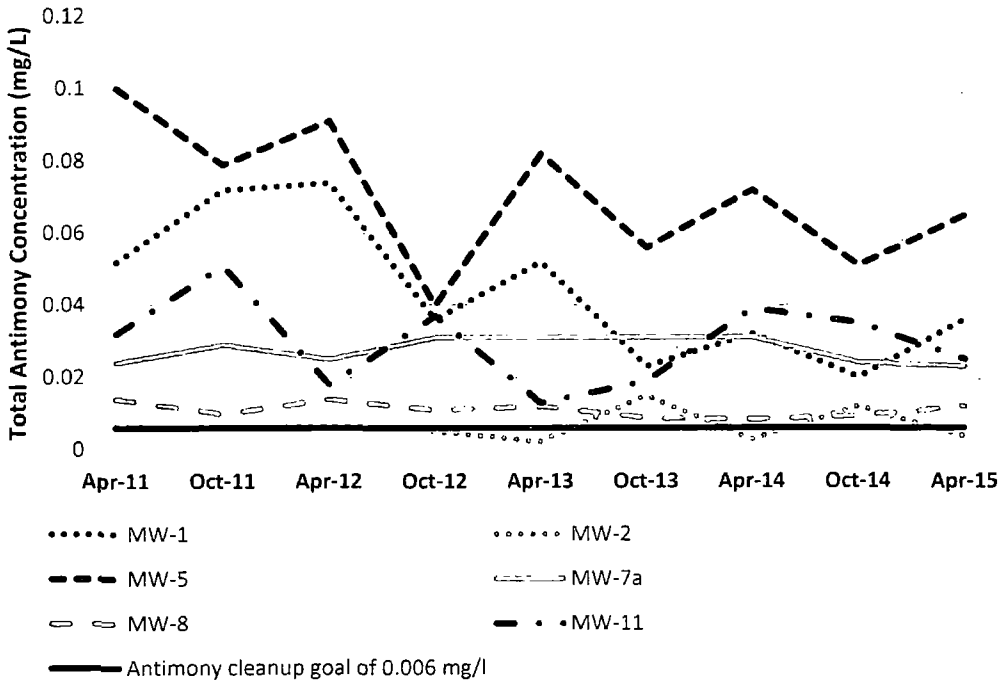


Antimony

In the past five years, antimony concentrations were detected in the upper surficial aquifer above the MCL in 11 of the 16 monitoring wells. Of the older monitoring wells (all wells except MW-14, MW-15, MW-16 and MW-17), the highest concentrations of antimony were found in MW-5, which is consistent with past trends. Concentrations in MW-5 have steadily declined and have remained below 0.10 mg/L since October 2011 (Figure 6). MW-5 is located in the southwestern corner of the Site (Figure 3). The antimony concentrations detected in 2015 in the two new wells, MW-14 and MW-15, have been the highest concentrations detected (0.16 mg/L and 0.2 mg/L, respectively) out of all 16 wells during this FYR period (Appendix F); the concentrations were higher than those detected in MW-5 (April 2015 value of 0.065 mg/L). Antimony was detected at 0.013 mg/L in the off-site well MW-16, located west of the Site on the Chapters Health System, Inc. property outside of the Groundwater Delineation Zone and Restrictive Covenant. The results from MW-14 and MW-15 indicate that source material remains and support the need to complete soil and groundwater characterization. The only new well below the MCL was MW-17, which is off site and downgradient of the groundwater flow. This indicates that contaminated groundwater is not moving to the southeast. The PRP is pursuing obtaining authorization to collect soil and groundwater data from the two other properties of interest. The 2015 Antimony Source Evaluation Report recommends postponing a final recommendation regarding offsite groundwater impacts until those data are available.

Concentrations of antimony in the lower zone of the surficial aquifer (MW-DSA-1 and MW-DSA-2) and the Floridan well (PZ-1) are primarily below detection or well below the MCL indicating that contamination is limited to the shallow upper zone of the surficial aquifer.

Figure 6: Total Antimony Concentrations in the Upper Surficial Aquifer



Apartment property manager and maintenance employee: The apartment's property manager and an apartment maintenance employee were interviewed together. They stated that they were aware of the cleanup activities at the Site, but had not been present for the majority of the work. They spoke favorably about the PRP's work. They also noted that the property has no private wells, there has been no vandalism to the Site (besides children moving bricks on the tree pavers), and that they know to follow the contaminated soils plan. They did not know of any residents interested in talking about the Site or of any effects the Site has had on the surrounding community.

7.0 Technical Assessment

7.1 Question A: Is the remedy functioning as intended by the decision documents?

Soil

The remedy is eliminating the potential for exposure to most surface soil contaminants. The Site's main remedial activity was conducted in 2001 and included excavation of soil to a depth of two feet (and deeper in areas of higher contamination), placement of a liner beneath the excavated area, backfilling of the area with clean fill, and construction of tree plazas around the base of existing trees. In 2010, additional soil remediation was required to remove contaminated subsurface soil and battery waste that was brought to the surface during a sewer line repair southwest of the northern swimming pool behind the rental office. The PRP contractor has emphasized to the apartment maintenance staff that the PRP be notified prior to any excavation that potentially can occur below two feet below ground surface. In 2014, an additional remedial action was conducted to remove the tennis court, in which soils were excavated to a depth of two feet, a liner was placed, and the area was backfilled with clean fill. These actions have eliminated exposure to contaminated soils in these areas. The current O&M procedures are also effective in maintaining the remedy. The contaminated surface soils in the former swimming pool area may be contributing to groundwater contamination and additional removal should be evaluated. This area was formerly covered with a pool deck and is now covered with concrete and brick pavers.

Another RAO from the ROD was to remove highly contaminated soil in the southern courtyard acting as a source to groundwater contamination. Groundwater concentrations indicate that all source material may not have been removed or that there maybe another unknown source acting from offsite.

The restrictive covenant requires that asphalt byways and parking lots are maintained to preserve a cap and ensures that contaminated soils under on-site structures are appropriately handled should the land use of the Site change. The Facility's contaminated soil plan is the only mechanism that currently restricts digging soil below two feet on site where site contamination remains. This should be further evaluated to determine if additional land use controls are necessary.

Groundwater

One of the RAOs from the ROD was to monitor natural attenuation of groundwater below cleanup levels. Antimony concentrations in the upper surficial aquifer continue to exceed the MCL across the Site. Additionally, two of the new wells added since the last FYR (MW-14 and MW-15), had the highest concentrations of antimony of all wells sampled in the past five years. MW-14 and MW-15 are located in the southern vacant area of the Site. Lead concentrations in the upper surficial aquifer are generally below the MCL, with the exception of MW-7a which continues to consistently exceed the MCL. The persisting concentrations of antimony above MCLs may indicate continued contamination of

6.5 Site Inspection

The site inspection took place on July 28, 2015. Participants included Shelby Johnston, EPA RPM; Kelsey Helton, FDEP; Larry Maron and Bruce Nocita, S&ME, Inc., PRP O&M Contractor; Angela Fogarty, EnviroFocus Technologies DBA Gopher Resource; and Treat Suomi and Kelly MacDonald, Skeo Solutions. The group toured the Site and general conditions were noted and photographed (Appendix E). Skeo Solutions also interviewed apartment management and maintenance staff. Results of the site inspection are available in the completed site inspection checklist in Appendix D.

The site inspection was led by EPA RPM Shelby Johnston, who explained the present status of site activities. The Site is currently monitored and maintained according to the Site's O&M Plan. The site inspection team observed that the remedy has performed as intended since the time of implementation. The tree plazas, asphalt, concrete pads and monitoring wells appeared to be in good condition. Monitoring wells were also locked. It was noted that the swimming pool in the southern courtyard was filled in with concrete in 2012 and that the tennis court was removed, backfilled and revegetated with grass in 2014. Bruce Nocita of S&ME, Inc. pointed out the monitoring wells and soil sampling locations that were new since the last FYR. He also noted that S&ME, Inc. has tried to gain access to neighboring properties – Seastone Apartments and Temple Terrace City Hall – to sample soil and install monitoring wells off site, but the parties have either denied access or been unresponsive.

Skeo Solutions staff visited Temple Terrace Public Library, the designated site repository. Documents at the library were up to date and included an Administrative Record from 2000, the 2001 Remedial Action Construction Report, groundwater monitoring reports as recent as April 2013, and the 2011 FYR.

6.6 Interviews

The FYR process included interviews with parties affected by the Site, including the current landowners and regulatory agencies involved in site activities or aware of the Site. The purpose was to document the perceived status of the Site and any perceived problems or successes with the phases of the remedy implemented to date.

The interview with apartment management and maintenance employees took place during the site inspection. The remaining interviews were conducted via email. The interviews are summarized below. Appendix C provides the complete interviews.

Shelby Johnston: Ms. Johnston, EPA RPM, stated that cleanup measures have been timely and appropriate to mitigate the risk to receptors. She said she was unaware of any site-related complaints or inquiries from residents. She was comfortable with the status of the Site's institutional controls and had no recommendations regarding the management of the Site. Ms. Johnston also noted that the only remaining remedial issue is the persistent low-level antimony in the groundwater.

Angela Fogarty: Ms. Fogarty of EnviroFocus Technologies DBA Gopher Resource stated that the remedy continues to be protective of human health and the environment. She noted that the primary effects on the surrounding community would be off-site surveying in progress. She did not know of any complaints from residents, felt well informed about the Site from the EPA's end, and had no suggestions about the management of the Site's remedy.

groundwater from a source material while continued exceedances of the lead MCL at MW-7a may indicate a source of lead remains in the vicinity of this well. This RAO has not been met and may require additional action to ensure the groundwater west of the Site has been fully characterized.

The institutional controls in place for groundwater adequately prevent the installation of groundwater wells on the Site and within the Florida Groundwater Delineation Area. However, the antimony plume is not delineated. The PRP has attempted to gain access to neighboring properties to install monitoring wells and collect soil samples to delineate the plume, but some neighbors have either denied access or been unresponsive to the requests.

7.2 Question B: Are the exposure assumptions, toxicity data, cleanup levels and remedial action objectives (RAOs) used at the time of remedy selection still valid?

There have been no changes in ARARs for the Site. The exposure assumptions, toxicity data, cleanup levels and RAOs used at the time of the remedy remain valid. Cleanup goals for groundwater are MCLs which have not changed since the signing of the ROD. Toxicity values have not changed for soil COCs since the signing of the ROD.

7.3 Question C: Has any other information come to light that could call into question the protectiveness of the remedy?

No other information has come to light that could call into question the protectiveness of the remedy.

7.4 Technical Assessment Summary

The remedy is partially functioning as intended by site decision documents. Antimony in groundwater continues to exceed the MCL; therefore, the potential exists that a source of antimony remains. Lead concentrations exceed the MCL in MW-7a indicating that a lead source remains in the vicinity of this well. The effectiveness of monitoring natural attenuation may be reduced due to potential remaining source material that is continuing to contaminate groundwater. Possible sources should be further explored by gaining access to neighboring properties and evaluating the need for additional soil removal in the vicinity of the impacted wells. The high levels of soil contamination in the former swimming pool area are of concern as they may be continuing to contaminate the Site's groundwater. The Facility's contaminated soil plan is the only mechanism that currently restricts digging soil below two feet on site where site contamination remains. This should be evaluated to determine if additional land use controls are necessary. Additionally, the antimony plume is not delineated. Institutional controls should be amended to address these deficiencies, once the plume is delineated and additional soil contamination is identified.

8.0 Issues, Recommendations and Follow-up Actions

Table 9: Issues and Recommendations Identified in the Five-Year Review

OU(s): 1	Issue Category: Remedy Performance
	Issue: Access to some neighboring properties has not been granted for monitoring well installation and soil sampling for antimony.

	Recommendation: Continue to work with neighboring property owners to gain access for sampling to evaluate whether there is an off-site source of antimony.			
Affect Current Protectiveness	**Affect Future Protectiveness**	**Implementing Party**	**Oversight Party**	**Milestone Date**
No	Yes	PRP	EPA	09/27/17

OU(s): 1	**Issue Category: Remedy Performance**			
	Issue: Groundwater antimony concentrations remain above MCLs, and the plume is not delineated to the west of the Site.			
	Recommendation: Complete delineation of antimony contamination in groundwater and prepare additional restrictions if appropriate, based on results of investigation.			
Affect Current Protectiveness	**Affect Future Protectiveness**	**Implementing Party**	**Oversight Party**	**Milestone Date**
No	Yes	PRP	EPA	09/27/17

OU(s): 1	**Issue Category: Institutional Controls**			
	Issue: The Facility's contaminated soil plan is the only mechanism that currently restricts digging soil below two feet on site where site contamination remains.			
	Recommendation: The current mechanism being utilized to restrict digging soil below two feet on site where site contamination remains should be further evaluated to determine if additional land use controls are necessary.			
Affect Current Protectiveness	**Affect Future Protectiveness**	**Implementing Party**	**Oversight Party**	**Milestone Date**
No	Yes	EPA	EPA	09/27/17

9.0 Protectiveness Statement

Table 10: Protectiveness Statement

Protectiveness Statement	
Protectiveness Determination: Short-term Protective	*Addendum Due Date (if applicable):*
Protectiveness Statement: The remedy at the Site is currently protective of human health and the environment because there are no completed exposure pathways. However, in order for the remedy to be protective in the long-term, access to neighboring properties needs to be gained to conduct soil and groundwater sampling to evaluate whether there is an off-site source of antimony, groundwater sampling need to be conducted to delineate the antimony groundwater plume,	

and land use control documents may need to be revised to restrict disturbance of soil below two feet where contamination remains, to ensure protectiveness.

10.0 Next Review

The next FYR will be due within five years of the signature/approval date of this FYR.

Appendix A: List of Documents Reviewed

Antimony Source Evaluation. Normandy Park Apartments. Temple Terrace, Florida. Prepared by S&ME, Inc. for U.S. Environmental Protection Agency. August 31, 2015.

April 2015 Semi-Annual Sampling Event, Remedial Action Groundwater Sampling, Normandy Park Apartments, Tampa, Florida, for Envirofocus Technologies L.L.C, Prepared by S&ME, Inc., May 22, 2015.

Contaminated Soils Plan, Normandy Park Apartments Site, Temple Terrace, Florida, Prepared by Gopher Resource. Revised April 2015.

Plan of Study. Assessment of Antimony in Groundwater. Normandy Park Apartments. Prepared for U.S. EPA by S&ME. June 19, 2012.

Record of Decision, Summary of Remedial Alternative Selection for the Soil and Groundwater, Normandy Park Apartments, Temple Terrace, Hillsborough County, Florida. Prepared by United States Environmental Protection Agency, March 11, 2000.

Remedial Actions Excavation of Contaminated Soils, Normandy Park Apartments, Temple Terrace, Florida, for Mr. William C. Denman, P.E., U.S. Environmental Protection Agency, Prepared by S&ME, Inc., August 17, 2010.

Remedial Actions Excavation of Contaminated Soils, Normandy Park Apartments, Temple Terrace, Florida, for Envirofocus Technologies L.L.C., Prepared by S&ME, Inc., May 28, 2014.

Second Five-Year Review Report for Normandy Park Apartments, Hillsborough County Florida, September 2011, Prepared by Skeo Solutions for United States Environmental Protection Agency.

Appendix B: Press Notice

168058

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: **EPA Normandy Parks** was published in **Tampa Bay Times: 8/1/15**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Johnnie Murry
Signature of Affiant

Sworn to and subscribed before me this 08/01/2015.

Joseph F. Fish
Signature of Notary Public

Personally known ✓ or produced identification

Type of identification produced _____

JOSEPH F. FISH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116052
Expires 6/23/2018

The U. S. Environmental Protection Agency, Region 4 Announces the Third Five-Year Review for the Normandy Parks Apartments Superfund Site, Temple Terrace, Hillsborough County, Florida

Purpose/Objective: The U.S. Environmental Protection Agency (EPA) is conducting a Five-Year Review of the remedy for the Normandy Parks Apartments Superfund Site (the Site) in Temple Terrace, Florida. The purpose of the Five-Year Review is to make sure the selected cleanup actions effectively protect human health and the environment.

Site Background: The 9-acre area is located at 11110 North 56th Street in Temple Terrace, Florida, northeast of Tampa. From 1953 to 1963, Gulf Coast Recycling, Inc. (GCR) operated a battery recycling and secondary lead smelting facility on the Site. Its operations included cracking open or chopping off the tops of spent lead batteries. Lead plates were separated and processed for recycling and smelted on site. Battery casings were disposed of. The process resulted in the release of sulfuric acid and lead into the environment. From 1963 to 1968, the property was used as an open dump. In 1970, GCR built Normandy Park Apartments on the property. In August 1991, in response to a citizen's complaint, the Hillsborough County Environmental Protection Commission investigated the area. Sampling found lead in the soil and ground water. Contaminants of concern include antimony, arsenic, cadmium and lead. EPA proposed the Site for listing on the Superfund program's National Priorities List (NPL) in February 1995.

Cleanup Actions: EPA selected the Site's remedy in the Site's 2000 Record of Decision (ROD). It included excavation, on-site treatment, stabilization and disposal of contaminated soils, with excavated areas backfilled with clean fill. The remedy also included institutional controls to limit future use of soil and groundwater. Cleanup activities finished in August 2001. Monitored natural attenuation of groundwater is ongoing.

Five-Year Review Schedule: The National Contingency Plan requires review of remedial actions resulting in any hazardous substances, pollutants, or contaminants remaining at the Site above levels that allow for unlimited use and unrestricted exposure every five years to ensure the protection of human health and the environment. The third of the Five-Year Reviews for the Site will be completed by March 2016.

EPA invites community participation in the Five-Year Review process: EPA is conducting this Five-Year Review to evaluate the effectiveness of the Site's remedy and to ensure that the remedy remains protective of human health and the environment. As part of the process, EPA staff members are available to answer any questions about the Site. Community members who have questions about the Site or the Five-Year Review process, or who would like to participate in a community interview, are asked to contact:

Shelby Johnston, Remedial Project Manager
Phone: 404-562-8287
Email: johnston.shelby@Epa.gov

L'Tonya Spencer,
Community Involvement Coordinator
Phone: 404-562-8463
Email: spencer.latonya@Epa.gov

Mailing Address: U.S. EPA Region 4, 61 Forsyth St., S.W., Atlanta, GA 30303-8960

Additional site information is also available at the Site's document repository, located at Temple Terrace Public Library, 202 Bullard Parkway, Temple Terrace, Florida 33617, and online at http://www.epa.gov/region4/superfund/sites/npl/florida/normpkaptfl.html

(168058) 8/1/2015

Appendix C: Interview Forms

Normandy Park Apartments Superfund Site — **Five-Year Review Interview Form**

Site Name: Normandy Park Apartments **EPA ID No.:** FLD984229773
Subject Name: Shelby N. Johnston **Affiliation:** EPA RPM
Subject Contact information: 404-562-8287

Interview Format (circle one): **In Person** **Phone** **Mail** **Other: Email**

Interview Category: **EPA Remedial Project Manager**

1. What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?
   Cleanup measures have been timely and appropriate to mitigate the risk to receptors.

2. What have been the effects of the Site on the surrounding community, if any?
   None.

3. Are you aware of any complaints or inquiries regarding site-related environmental issues or remedial activities since the implementation of the cleanup?
   No.

4. What is your assessment of the current performance of the remedy in place at the Site?
   The only issue still being addressed is remediation of the persistent low-level antimony in the groundwater.

5. Are you comfortable with the status of the institutional controls at the Site? If not, what are the associated outstanding issues?
   Yes.

6. Are you aware of any community concerns regarding the Site or the operation and management of its remedy? If so, please provide details.
   No.

7. Do you have any comments, suggestions or recommendations regarding the management or operation of the Site's remedy?
   No.

Site Name:	Normandy Park Apartments	**EPA ID No.:**	FLD984229773
Subject Name:	Angela Fogarty	**Affiliation:**	EnviroFocus Technologies DBA Gopher Resource

Interview Format (circle one): **In Person** **Phone** **Mail** **Other: Email**

Interview Category: **Potentially Responsible Parties (PRPs)**

1. What is your overall impression of the remedial activities at the Site?
   The remedy currently protects human health and the environment.

2. What have been the effects of the Site on the surrounding community, if any?
   See off-site surveying in process.

3. What is your assessment of the current performance of the remedy in place at the Site?
   The remedy currently protects human health and the environment.

4. Are you aware of any complaints or inquiries regarding environmental issues or the remedial action from residents since implementation of the cleanup?
   No.

5. Do you feel well-informed regarding the Site's activities and remedial progress? If not, how might the EPA convey site-related information in the future?
   Yes.

6. Do you have any comments, suggestions or recommendations regarding the management or operation of the Site's remedy?
   No.

Site Name:	Normandy Park Apartments	**EPA ID No.:**	FLD984229773
Interviewer Name:	Treat Suomi	**Affiliation:**	Skeo Solutions
Subject Name:	Apartment Property Manager and Maintenance Employee	**Affiliation:**	Monument Real Estate Services
Subject Contact Information:	parkatmtleasing@mresmgmt.com 813-988-5877		
Time:	10:30 a.m.	**Date:**	7/28/2015
Interview Location:	The Park at Monument, Terrace Office		

Interview Format (circle one): **In Person** **Phone** **Mail** **Other:**

Interview Category: Apartment Management and Maintenance Staff

1. What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?
   We have not been here for most of it, so we have mostly just heard what was going on in the past. Our overall impression of the project is good; they are very fast and effective.

2. Are you aware of the former environmental issues at the Site and the cleanup activities that have taken place to date?
   Yes, though we were not here for most of it.

3. What have been the effects of the Site on the surrounding community, if any?
   There have been none that we know of. We have never heard anyone say anything about it.

4. Have there been any problems with unusual or unexpected activities at the Site, such as emergency response, vandalism or trespassing?
   Kids will occasionally pick up pavers, but that is about it.

5. Has the EPA kept involved parties and surrounding neighbors informed of activities at the Site? How can the EPA best provide site-related information in the future?
   Yes, they have been very informative. The best way to provide information is through the apartment management.

6. Do you own a private well in addition to or instead of accessing city/municipal water supplies? If so, for what purpose(s) is your private well used?
   The apartment complex does not have any private wells.

7. Are you aware of the soil management plan you need to follow?
   Yes, we know that if we dig two feet down, we have to call Angela. We also train the staff on this information; only two people do this work.

8. Do you conduct any maintenance on pavers?
   At first, we did not realize we did not have to do repairs on them, but now we know to call Angela to do the repairs.

9. Do you have any comments, suggestions or recommendations regarding any aspects of the project?
   No. We were concerned about kids playing on the playground if the Site is contaminated, but we were assured that it is safe.

10. Are you aware of any residents interested in talking about the Site?
    No.

Appendix D: Site Inspection Checklist

FIVE-YEAR REVIEW SITE INSPECTION CHECKLIST

I. SITE INFORMATION

Site Name: Normandy Park Apartments	**Date of Inspection:** 07/28/2015
Location and Region: Temple Terrace, Florida, Region 4	**EPA ID:** FLD984229773
Agency, Office or Company Leading the Five-Year Review: EPA Region 4	**Weather/Temperature:** 81 and mostly cloudy

Remedy Includes: (Check all that apply)

- ☒ Landfill cover/containment
- ☐ Access controls
- ☒ Institutional controls
- ☐ Groundwater pump and treatment
- ☐ Surface water collection and treatment
- ☐ Other: _____
- ☒ Monitored natural attenuation
- ☐ Groundwater containment
- ☐ Vertical barrier walls

Attachments: ☒ Inspection team roster attached ☐ Site map attached

II. INTERVIEWS (check all that apply)

1. **O&M Site Manager** _____ (Name) _____ (Title) _____ (Date)
   Interviewed ☐ at site ☐ at office ☐ by phone Phone: _____
   Problems, suggestions ☐ Report attached: _____

2. **O&M Staff** _____ (Name) _____ (Title) _____ (Date)
   Interviewed ☐ at site ☐ at office ☐ by phone Phone: _____
   Problems/suggestions ☐ Report attached: _____

3. **Local Regulatory Authorities and Response Agencies** (i.e., state and tribal offices, emergency response office, police department, office of public health or environmental health, zoning office, recorder of deeds, or other city and county offices). Fill in all that apply.

   Agency EPA
   Contact Shelby Johnston (Name) RPM (Title) _____ (Date) 404-562-8287 (Phone No.)
   Problems/suggestions ☐ Report attached: _____

   Agency _____
   Contact _____ (Name) _____ (Title) _____ (Date) _____ (Phone No.)
   Problems/suggestions ☐ Report attached: _____

   Agency _____
   Contact _____ (Name) _____ (Title) _____ (Date) _____ (Phone No.)
   Problems/suggestions ☐ Report attached: _____

   Agency _____
   Contact _____ (Name) _____ (Title) _____ (Date) _____ (Phone No.)
   Problems/suggestions ☐ Report attached: _____

Agency _____
Contact _____ _____ _____ _____
Name Title Date Phone No.
Problems/suggestions ☐ Report attached: _____

4. **Other Interviews** (optional) ☒ Report attached: Interview with apartment management and maintenance staff and Angela Fogarty, EnviroFocus Technologies DBA Gopher Resource.

III. ON-SITE DOCUMENTS AND RECORDS VERIFIED (check all that apply)

1. **O&M Documents**

☒ O&M manual	☒ Readily available	☒ Up to date	☐ N/A
☐ As-built drawings	☐ Readily available	☐ Up to date	☒ N/A
☒ Maintenance logs	☒ Readily available	☒ Up to date	☐ N/A

Remarks: _____

2. **Site-Specific Health and Safety Plan**	☒ Readily available	☒ Up to date	☐ N/A
☒ Contingency plan/emergency response plan	☒ Readily available	☒ Up to date	☐ N/A

Remarks: _____

3. **O&M and OSHA Training Records**	☐ Readily available	☐ Up to date	☒ N/A

Remarks: _____

4. **Permits and Service Agreements**

☐ Air discharge permit	☐ Readily available	☐ Up to date	☒ N/A
☐ Effluent discharge	☐ Readily available	☐ Up to date	☒ N/A
☐ Waste disposal, POTW	☐ Readily available	☐ Up to date	☒ N/A
☐ Other permits: _____	☐ Readily available	☐ Up to date	☒ N/A

Remarks: _____

5. **Gas Generation Records**	☐ Readily available	☐ Up to date	☒ N/A

Remarks: _____

6. **Settlement Monument Records**	☐ Readily available	☐ Up to date	☒ N/A

Remarks: _____

7. **Groundwater Monitoring Records**	☒ Readily available	☒ Up to date	☐ N/A

Remarks: _____

8. **Leachate Extraction Records**	☐ Readily available	☐ Up to date	☒ N/A

Remarks: _____

9. **Discharge Compliance Records**

☐ Air	☐ Readily available	☐ Up to date	☒ N/A
☐ Water (effluent)	☐ Readily available	☐ Up to date	☒ N/A

Remarks: _____

10. **Daily Access/Security Logs** ☐ Readily available ☐ Up to date ☒ N/A

Remarks: _____

IV. O&M COSTS

1. **O&M Organization**

☐ State in-house ☐ Contractor for state

☐ PRP in-house ☒ Contractor for PRP

☐ Federal facility in-house ☐ Contractor for Federal facility

☐ _____

2. **O&M Cost Records**

☐ Readily available ☒ Up to date

☐ Funding mechanism/agreement in place ☐ Unavailable

Original O&M cost estimate: _____ ☐ Breakdown attached

Total annual cost by year for review period if available

From: 01/01/2011 Date	To: 12/31/2011 Date	$20,000 Total cost	☐ Breakdown attached
From: 01/01/2012 Date	To: 12/31/2012 Date	$9,000 Total cost	☐ Breakdown attached
From: 01/01/2013 Date	To: 12/31/2013 Date	$11,000 Total cost	☐ Breakdown attached
From: 01/01/2014 Date	To: 12/31/2014 Date	$8,000 Total cost	☐ Breakdown attached
From: 01/01/2015 Date	To: 04/30/2015 Date	$5,000 Total cost	☐ Breakdown attached

3. **Unanticipated or Unusually High O&M Costs during Review Period**

Describe costs and reasons: _____

V. ACCESS AND INSTITUTIONAL CONTROLS ☒ Applicable ☐ N/A

A. Fencing

1. **Fencing Damaged** ☐ Location shown on site map ☐ Gates secured ☒ N/A

Remarks: _____

B. Other Access Restrictions

1. **Signs and Other Security Measures** ☐ Location shown on site map ☒ N/A

Remarks: _____

C. Institutional Controls (ICs)

1. **Implementation and Enforcement**

Site conditions imply ICs not properly implemented ☐ Yes ☒ No ☐ N/A

Site conditions imply ICs not being fully enforced ☐ Yes ☒ No ☐ N/A

Type of monitoring (e.g., self-reporting, drive by): PRP inspects site at least once a month

Frequency: monthly

Responsible party/agency: Envirofocus

Contact	Angela Fogarty	Environmental, Health and Safety Manager	_____	813-744-5006
	Name	Title	Date	Phone no.

Reporting is up to date	☒ Yes	☐ No	☐ N/A
Reports are verified by the lead agency	☐ Yes	☒ No	☐ N/A
Specific requirements in deed or decision documents have been met	☒ Yes	☐ No	☐ N/A
Violations have been reported	☐ Yes	☐ No	☒ N/A

Other problems or suggestions: ☐ Report attached

2. **Adequacy** ☐ ICs are adequate ☒ ICs are inadequate ☐ N/A

Remarks: _____

D. General

1. **Vandalism/Trespassing** ☐ Location shown on site map ☒ No vandalism evident

Remarks: _____

2. **Land Use Changes On Site** ☒ N/A

Remarks: _____

3. **Land Use Changes Off Site** ☒ N/A

Remarks: _____

VI. GENERAL SITE CONDITIONS

A. Roads ☒ Applicable ☐ N/A

1. **Roads Damaged** ☐ Location shown on site map ☒ Roads adequate ☐ N/A

Remarks: _____

B. Other Site Conditions

Remarks: _____

VII. LANDFILL COVERS ☒ Applicable ☐ N/A

A. Landfill Surface

1. **Settlement** (low spots) ☐ Location shown on site map ☒ Settlement not evident

Arial extent: _____ Depth: _____

Remarks: _____

2. **Cracks** ☐ Location shown on site map ☒ Cracking not evident

Lengths: _____ Widths: _____ Depths: _____

Remarks: _____

3. **Erosion** ☐ Location shown on site map ☒ Erosion not evident

Arial extent: _____ Depth: _____

Remarks: _____

4. **Holes** ☐ Location shown on site map ☒ Holes not evident

Arial extent: _____ Depth: _____

Remarks: _____

5. **Vegetative Cover** ☐ Grass ☒ Cover properly established

☐ No signs of stress ☒ Trees/shrubs (indicate size and locations on a diagram)

Remarks: _____

6. **Alternative Cover** (e.g., armored rock, concrete) ☐ N/A

Remarks: Soil was removed to a depth of two feet and a geo-liner was placed in the bottom of excavated areas. In locations where soil was not removed, buildings, tree plazas and sidewalks are regularly maintained.

7. **Bulges** ☐ Location shown on site map ☒ Bulges not evident

Arial extent: _____ Height: _____

Remarks: _____

8. **Wet Areas/Water Damage** ☒ Wet areas/water damage not evident

☐ Wet areas ☐ Location shown on site map Arial extent: _____

☐ Ponding ☐ Location shown on site map Arial extent: _____

☐ Seeps ☐ Location shown on site map Arial extent: _____

☐ Soft subgrade ☐ Location shown on site map Arial extent: _____

Remarks: _____

9. **Slope Instability** ☐ Slides ☐ Location shown on site map

☒ No evidence of slope instability

Arial extent: _____

Remarks: _____

B. Benches ☐ Applicable ☒ N/A

(Horizontally constructed mounds of earth placed across a steep landfill side slope to interrupt the slope in order to slow down the velocity of surface runoff and intercept and convey the runoff to a lined channel.)

C. Letdown Channels ☐ Applicable ☒ N/A

(Channel lined with erosion control mats, riprap, grout bags or gabions that descend down the steep side slope of the cover and will allow the runoff water collected by the benches to move off of the landfill cover without creating erosion gullies.)

D. Cover Penetrations ☐ Applicable ☒ N/A

E. Gas Collection and Treatment ☐ Applicable ☒ N/A

F. Cover Drainage Layer ☐ Applicable ☒ N/A

G. Detention/Sedimentation Ponds ☐ Applicable ☒ N/A

H. Retaining Walls ☐ Applicable ☒ N/A

I. Perimeter Ditches/Off-Site Discharge ☐ Applicable ☒ N/A

VIII. VERTICAL BARRIER WALLS ☐ Applicable ☒ N/A

IX. GROUNDWATER/SURFACE WATER REMEDIES ☒ Applicable ☐ N/A

A. Groundeater Extraction Wells, Pumps and Pipelines ☐ Applicable ☒ N/A

B. Surface Water Collection Structures, Pumps and Pipelines ☐ Applicable ☒ N/A

C. Treatment System ☐ Applicable ☒ N/A

D. Monitoring Data

1. **Monitoring Data**

☒ Is routinely submitted on time ☒ Is of acceptable quality

2. **Monitoring Data Suggests:**

☐ Groundwater plume is effectively contained ☐ Contaminant concentrations are declining

E. Monitored Natural Attenuation

1. **Monitoring Wells** (natural attenuation remedy)

☒ Properly secured/locked ☒ Functioning ☒ Routinely sampled ☒ Good condition

☒ All required wells located ☐ Needs maintenance ☐ N/A

Remarks: _____

X. OTHER REMEDIES

If there are remedies applied at the Site and not covered above, attach an inspection sheet describing the physical nature and condition of any facility associated with the remedy. An example would be soil vapor extraction.

XI. OVERALL OBSERVATIONS

A. Implementation of the Remedy

Describe issues and observations relating to whether the remedy is effective and functioning as designed. Begin with a brief statement of what the remedy is designed to accomplish (e.g., to contain contaminant plume, minimize infiltration and gas emissions).

The remedy restricts exposure to contaminated soils and monitors natural attenuation of groundwater. Antimony concentrations in groundwater are not declining as expected. Studies are ongoing to determine if there is an additional source of antimony.

B. Adequacy of O&M

Describe issues and observations related to the implementation and scope of O&M procedures. In particular, discuss their relationship to the current and long-term protectiveness of the remedy.

No O&M issues were noted. The property and O&M equipment are well maintained.

C. Early Indicators of Potential Remedy Problems

Describe issues and observations such as unexpected changes in the cost or scope of O&M or a high frequency of unscheduled repairs that suggest that the protectiveness of the remedy may be compromised in the future.

Antimony has been identified in the groundwater monitoring samples above the specified standard. Discussions have occurred between the PRP, the O&M contractor, FDEP and the EPA regarding the source and are ongoing.

D. Opportunities for Optimization

Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy.

_____

Site Inspection Roster:

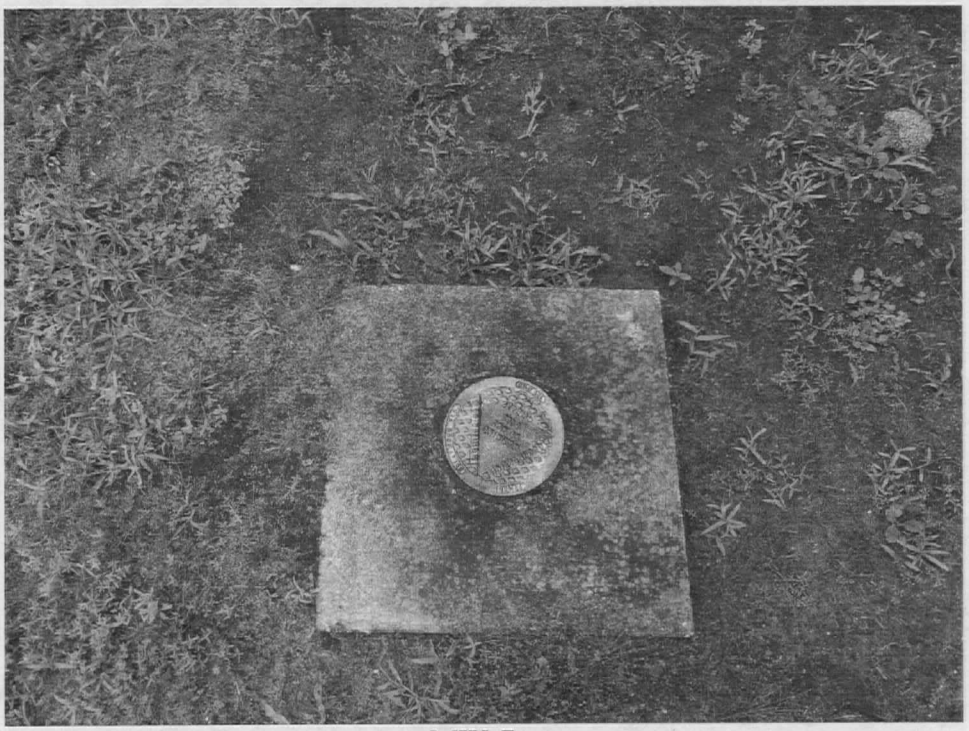
Shelby Johnston, EPA
Kelsey Helton, FDEP
Angela Fogarty, Envirofocus Technologies DBA Gopher Resource
Bruce Nocita, S&ME, Inc.
Larry Maron, S&ME, Inc.
Treat Suomi, Skeo Solutions
Kelly MacDonald, Skeo Solutions

Appendix E: Photographs from Site Inspection

Entrance to apartment complex.

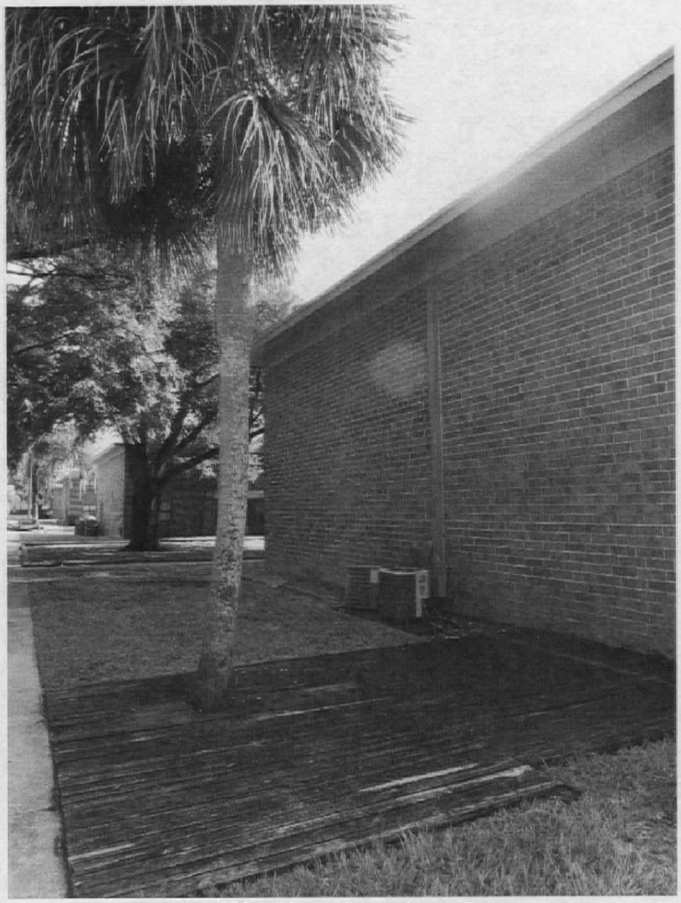
Former tennis court area.

Filled-in swimming pool and tree plaza.



MW-7a.

Tree plaza.



Wooden tree plaza.

Locked MW-9.

Apartments.

Apartment complex lobby.

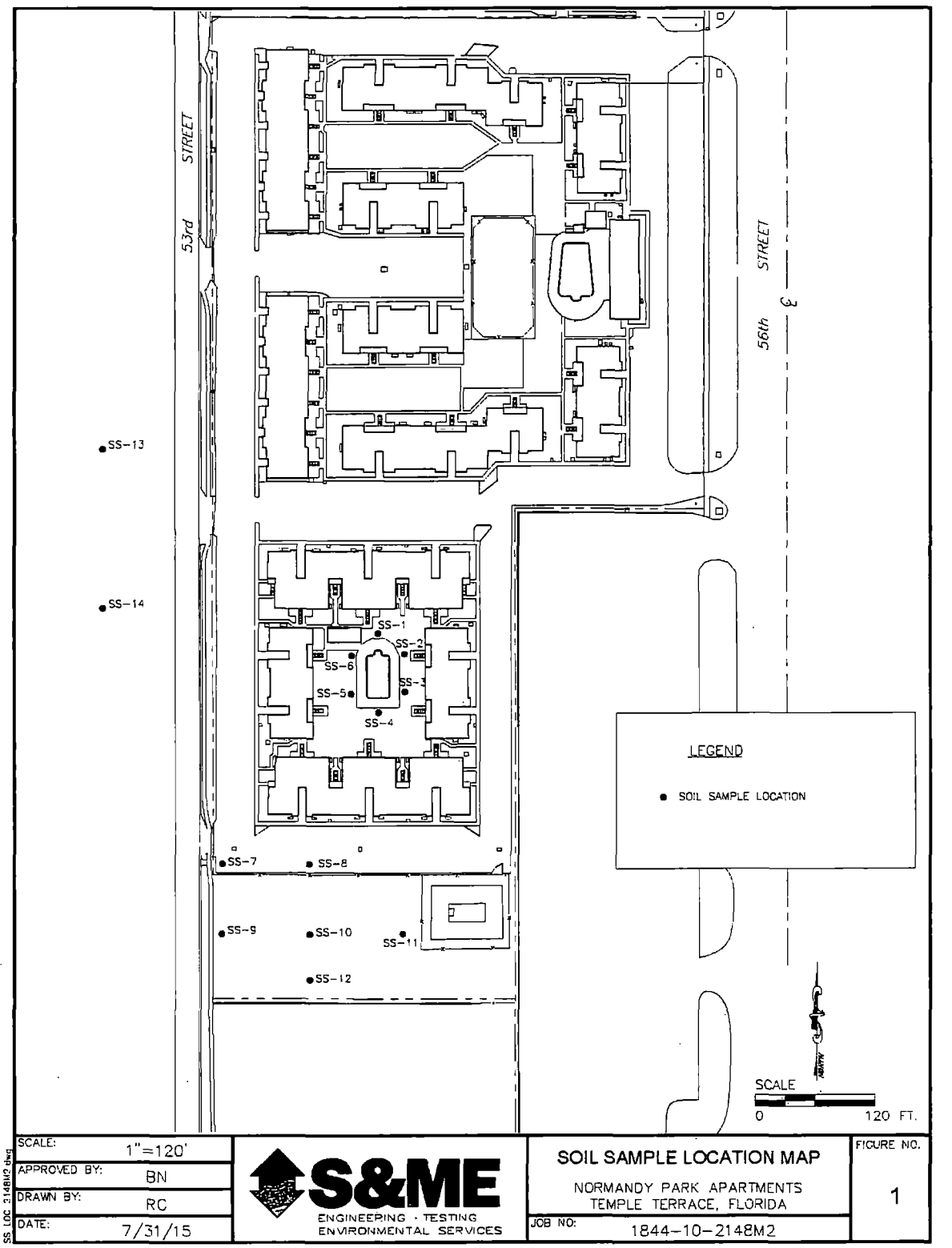
Appendix F: Monitoring Well Data

Monitoring Well	Sampling Date	Antimony (mg/L) MCL = 0.006	Lead (mg/L) MCL = 0.015
MW-1	04/25/11	**0.052**	0.0091
	10/20/11	**0.072**	0.010
	04/05/12	**0.074**	0.014
	10/11/12	**0.036**	0.0065
	04/05/13	**0.052**	0.0110
	10/02/13	**0.023**	0.0018
	04/14/14	**0.032 (0.036)**	0.0087 (0.0010(I))
	10/07/14	**0.020**	0.006
	4/14/15	**0.036**	**0.036**
MW-2	04/25/11	**0.0064 (0.0035)**	NA
	10/20/11	0.006	NA
	04/05/12	**0.0068 (0.0050)**	NA
	10/11/12	0.0052	NA
	04/05/13	0.0023 (I)	NA
	10/03/13	**0.015**	NA
	04/14/14	0.0029 (I)	NA
	10/07/14	**0.012**	NA
	4/14/15	0.0038 (I)	NA
MW-4	04/14/14	<0.0020	<0.00050
	10/07/14	0.0045 (I) (0.0040 (I))	0.0021 (0.0015)
	04/15/15	<0.0020	0.00086
MW- 5	04/25/11	**0.10**	NA
	10/20/11	**0.079**	NA
	04/05/12	**0.091**	0.0049
	10/11/12	**0.040**	NA
	04/03/13	**0.082**	NA
	10/03/13	**0.056**	NA
	04/14/14	**0.072**	NA
	10/08/14	**0.051**	NA
	04/13/15	**0.065**	NA
MW- 7a	04/25/11	**0.024**	**0.13**
	10/20/11	**0.029**	**0.18**
	04/05/12	**0.025**	**0.09**
	10/10/12	**0.031**	**0.13**
	04/05/13	**0.031**	**0.26**
	10/03/13	**0.031**	**0.16**
	04/15/14	**0.031**	**0.11**
	10/08/14	**0.024**	**0.18**
	4/15/15	**0.023**	**0.16**
MW- 8	04/25/11	**0.014**	0.0024
	10/20/11	**0.01**	<0.00050
	04/05/12	**0.014**	0.0014
	10/10/12	**0.011**	<0.00050
	04/10/13	**0.012**	<0.0050 (0.0062 dupe)
	10/03/13	**0.0088**	<0.00050
	04/14/14	**0.0084 (0.0079 dupe)**	<0.00050
	10/08/14	**0.0093**	<0.00050
	4/14/15	**0.012**	<0.00050

MW-10	04/26/11	**0.025**	<0.00050
	10/20/11	**0.017**	0.00078 (I)
	04/05/12	**0.025**	<0.00050
	10/11/12	**0.0310**	0.004
	04/05/13	**0.0130**	0.00072 (I)
	10/03/13	**0.022**	0.00066 (I)
	04/14/14	**0.013**	0.00059 (I)
	10/07/14	**0.016 J3**	0.0050 (I)(J3)
	4/14/15	**0.014**	0.0009 (I)
MW-11	04/25/11	**0.032 (0.030)**	0.003
	10/20/11	**0.051 (0.052)**	0.003 (<0.00050)
	04/05/12	**0.018**	0.0069
	10/11/12	**0.037 (0.032)**	0.032 (<0.00050)
	04/03/13	**0.013**	0.001 (I)
	10/02/13	**0.019**	0.00073 (I)
	04/14/14	**0.039**	0.0017
	10/08/14	**0.034 (0.035) (0.034 dupe)**	0.0013 (I) (0.0012 (I)) (0.0013 I dupe)
	4/13/15	**0.025**	0.0018
MW-12	04/25/11	<0.0040	<0.0020
	10/20/11	<0.00050	<0.00050
	04/05/12	<0.00050	<0.00050
	10/10/12	0.00550	<0.00050
	04/05/13	<0.002	<0.00050
	10/03/13	0.0047 (I)	<0.0050
	Sampling of well MW-4 started in lieu of well MW-12		
MW-13	04/25/11	**0.0075**	NA
	10/20/11	**0.0079**	NA
	04/05/12	**0.0090**	NA
	10/11/12	**0.0068**	NA
	04/05/13	**0.0098**	NA
	10/03/13	**0.014**	NA
	04/15/14	**0.011**	NA
	10/07/14	0.006	NA
	04/14/15	**0.012**	NA
MW-DSA-1	10/20/11	<0.00050	<0.00050
	10/11/12	<0.00050	<0.00050
	10/03/13	<0.0020	0.0011 (I)
	10/07/14	<0.0020	<0.0050
MSW-DSA-2	10/20/11	<0.00050	<0.00050
	10/11/12	<0.00054 (I)	<0.00050
	10/02/13	<0.0020	<0.00050
	10/08/14	<0.0020	<0.00050
MW-14	06/08/15	**0.16**	0.0063
MW-15	06/08/15	**0.2**	0.0077
MW-16	06/08/15	**0.013**	Not sampled
MW-17	06/08/15	0.0057	Not sampled

Notes:
From the April 2015 Semi-Annual Sampling Event Remedial Action Groundwater Sampling Report with the exception of MW-14, MW-15, MW-16 and MW-17 which are from XXX
Bold indicates an exceedance of the MCL
NA – not analyzed
I – analyte detected at estimated concentration between the practical quantitation limit and laboratory method detection limit.
J3 – estimated value, spike recovery or RPD outside of criteria
Concentrations in parentheses ( ) are dissolved concentrations from samples having high turbidity
"Dupe" indicates a duplicate

Appendix G: 2012 Soil Sampling Locations and Results[1]



[1] Antimony Source Evaluation Report. August 2015.

SUMMARY OF SOIL QUALITY
NORMANDY PARK APARTMENTS
PLAN OF STUDY
AUGUST 2015

Sample ID	Sample Depth (ft)	Sample Date	Lead (mg/kg)	Antimony (mg/kg)	Lead SPLP (ug/l)	Antimony SPLP (ug/l)
		Residential Exposure SCTL	400	27	NA	NA
		Commercial/Industrial Exposure SCTL	1400	370	NA	NA
		Leaching	site specific	5.4	NA	NA
		GCTL	NA	NA	15	6.0
SS-1	0-6"	11/28/12	**4900**	**201**	NA	NA
	6-24" (2 analyses)		400	29	**8500 V**	**35**
			650	**23**	**1200 VJ3**	**140**
	24-48"		75	**58**	NA	NA
	48-72"		28	4.3	NA	NA
	72-96"		15	1.3	NA	NA
SS-2	0-6"	11/28/12	**4700**	**170**	NA	NA
	12-24"		**11000**	**370**	NA	NA
	24-31"		**36000**	**3200**	NA	NA
	36-45" (2 analyses)		**380000 V**	**15000**	**31 V**	**860**
			62000	**3200**	**6000**	**1700**
SS-3	0-6"	11/28/12	**1800**	**94**	NA	NA
	6-24"		**13000**	**400**	NA	NA
	24-48"		**19000**	**850**	**51 V**	**26**
	48-72"		**42000**	**1400**	NA	NA
	72-96"		**52000**	**1900**	NA	NA
SS-4	0-6"	11/02/12	**410**	**21**	NA	NA
	6-24"		**540**	**69**	NA	NA
	24-48"		73	**16**	NA	NA
	48-72"		22	2.9	NA	NA
	72-96"		15 J3 V	0.90 I J3	NA	NA
SS-5	0-6"	11/28/12	**1700 V**	**76**	NA	NA
	6-24" (2 analyses)		150 V	**17**	**4500 V**	**93**
			210	**14**	**1100 V**	**150**
	24-48"		2.5	**9.0**	NA	NA
	48-72"		1.0	1.5	NA	NA
	72-96"		4.7	1.0 I	NA	NA
SS-6	0-6"	11/28/12	**1300 V**	**70**	NA	NA
	6-24"		**370 V**	**33**	NA	NA
	24-48"		4.8	**8.6**	NA	NA
	48-72"		14 V	2	NA	NA
	72-96"		16 V	2.5	NA	NA
SS-7	0-6"	11/27/12	270 V	**13**	NA	NA
	6-24"		5.1	0.86 I	NA	NA
	24-48"		10 V	0.50U	NA	NA
SS-8	0-6"	11/27/12	330 V	**11**	NA	NA
	6-24"		2.0 J3	0.63 I	NA	NA
	24-48"		10	0.45 U	NA	NA
	48-72"		27	2.3	NA	NA

SUMMARY OF SOIL QUALITY
NORMANDY PARK APARTMENTS
PLAN OF STUDY
AUGUST 2015

Sample ID	Sample Depth (ft)	Sample Date	Lead (mg/kg)	Antimony (mg/kg)	Lead SPLP (ug/l)	Antimony SPLP (ug/l)
		Residential Exposure SCTL	400	27	NA	NA
		Commercial/Industrial Exposure SCTL	1400	370	NA	NA
		Leaching	site specific	5.4	NA	NA
		GCTL	NA	NA	15	6.0
SS-9	0-6"	11/24/12	130 V	3.3	52 V	5.0 UJ3
	6-24"		68 V	1.3	NA	NA
	24-48"		15 V	0.52 U	NA	NA
	48-69"		16 V	0.59 U	NA	NA
SS-10	0-6"	11/27/12	300 V	6.3	NA	NA
	6-24"		110 v	3.5	NA	NA
	24-48"		330 V	12	NA	NA
	48-60"		67 V	3.6	NA	NA
SS-11	0-6"	11/27/12	550 V	12	NA	NA
	6-24"		82 V	2.1	NA	NA
	24-48"		120 V	3.3	NA	NA
	48-72"		89 V	3	NA	NA
SS-12	0-6"	11/27/12	260 V	5.4	NA	NA
	6-24"		49 V	1.4	NA	NA
	24-48"		1	0.50 U	NA	NA
	48-67"		1.7	0.58 U	NA	NA
SS-13	6-12"	06/04/15	35	1.1	NA	NA
SS-14	6-12"	06/04/15	290	5.2	NA	NA

mg/kg = milligrams per kilogram
ug/l = micrograms per liter
SPLP = Synthetic Precipitation Leaching Procedure
SCTLs from Table II, Chapter 62-777, FAC
GCTLs from Table I, Chapter 62-777, FAC
NA = not analyzed - arsenic is now analyzed once per year in October
Values in bold exceed one or more SCTL and/or GCTL
V = Indicates the analyte was detected in both the sample and the associated method blank
I = Analyte detected at estimated concentration between the practical quantitation limit and laboratory method detection limit
J3 = Estimated value; value may not be accurate. Spike recovery or RPD ouside of criteria
U = Analyte not detected at laboratory method detection limit

Appendix H: Restrictive Covenant

INSTR # 2006068283
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PAT FRANK CLERK OF COURT
HILLSBOROUGH COUNTY
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This instrument prepared by:
William B. Taylor IV, Esquire
Macfarlane Ferguson & McMullen
P.O. Box 1531
Tampa, Florida 33601

DECLARATION OF RESTRICTIVE AND AFFIRMATIVE COVENANTS

1. This Declaration of Restrictive and Affirmative Covenants ("Declaration" or "this instrument") is given this 9TH day of JANUARY, 2006, by NORMANDY PARK HOLDINGS a FL corporation, ("Grantor"), having an address of 11110 N. 56TH STREET TAMPA, FL 33617 to the State of Florida Department of Environmental Protection ("Grantee").

WITNESSETH:

2. WHEREAS, Grantor is the sole fee simple owner of a parcel of land located in the county of Hillsborough, State of Florida, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"); and

3. WHEREAS, the Property is part of the Normandy Park Superfund Site ("Site"), which the U.S. Environmental Protection Agency ("EPA"), pursuant to Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9605, proposed for the National Priorities List, set forth at 40 C.F.R. Part 300, Appendix B, by publication in the Federal Register in February, 1995; and

4. WHEREAS, The Superfund Streamlined Remedial Investigation and Focused Feasibility Study confirmed that soil was contaminated with lead, antimony and arsenic, and that groundwater is contaminated with lead and antimony in concentrations that exceed standards or recommended exposure or ingestion levels; and

5. WHEREAS, in a Record of Decision dated May 11, 2000 (the "ROD"), the EPA Region 4 Regional Administrator selected a "remedial action" for the Site, which provides, in part, for the following actions:

- excavation of the top two feet of exposed soil around the apartment complex
- removal of wooden deck in the southern complex and excavation beneath
- treatment of excavated soil via stabilization and offsite disposal
  placement of clean fill in excavated areas
- monitored natural attenuation of groundwater
- placement of institutional controls in the form of deed restrictions/restrictive and
  affirmative covenants to limit future use of soil and groundwater, ensure maintenance of the engineered remedy, and authorize site access for certain purposes; and

6. WHEREAS, with the exception of continued monitored natural attenuation of the groundwater, the remedial action has been implemented at the Site; and

7. WHEREAS, the parties hereto have agreed 1) to impose on the Property use restrictions as covenants that will run with the land for the purpose of protecting human health and the environment; and 2) to grant an irrevocable right of access over the Property to the Grantee and its agents or representatives for purposes of implementing, facilitating and monitoring the remedial action; and

8. WHEREAS, Grantor wishes to cooperate fully with EPA and the Grantee in the implementation of all response actions at the Site and Grantor deems it desirable and in the best interest of all present and future owners of the Property that such remediation proceed and that the Property be held subject to certain irrevocable restrictions and licenses, all of which are more particularly hereinafter set forth;

NOW, THEREFORE:

9. Grant: Grantor, on behalf of itself, its successors and assigns, in consideration of the recitals above, the terms of the Consent Decree in the case of the United States v. Gulf Coast Recycling, Inc., Civil Action # 8:01-CIV-1191-T-24TBM, and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, does hereby covenant and declare that the Property shall be subject to the restrictions on use set forth below, and does give, grant and convey to the Grantee, and its assigns, with general warranties of title, 1) an irrevocable use restriction and site access covenant of the nature and character, and for the purposes hereinafter set forth and 2), the perpetual right to enforce said covenants and use restrictions, with respect to the Property.

10. Purpose: *It is the* purpose *of* this instrument *to convey* to the Grantee *rights to*

facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to contaminants. The covenants, terms, conditions, restrictions and grants contained herein shall touch and concern the Property; shall run with the land; shall apply to and be binding upon and inure to the benefit of Grantor and Grantee, their successors and assigns, and shall continue as a servitude running in perpetuity with the Property and with title to the Property.

11. Restrictions on use: The following covenants, conditions, and restrictions apply to the use of the Property:

The owner of the property shall notify EPA and Grantee prior to the disturbance of any existing structures_ more particularly described on Exhibit B attached hereto and made a part hereof. These structures include but are not limited to *concrete* building foundations *and* asphalt parking lots. *With the* notification, *the* property owner shall also submit a plan for EPA and Grantee approval which addresses the soil underneath these structures consistent with the requirements of the ROD for the Site. The existing structures shall not be disturbed until EPA and Grantee have provided written approval of a plan for addressing the potentially contaminated soil underneath.

The owner of the Property will not construct any groundwater wells on the Property or use the groundwater for any purpose without receiving written prior approval from EPA and Grantee.

The owner of the Property shall maintain all asphalt byways and parking lots so as to ensure their protective purpose as a capping remedial measure consistent with the requirements of the ROD for the Site.

12. Irrevocable Covenant for Site Access: Grantor hereby grants to the Grantee, its agents and representatives, an irrevocable, permanent and continuing right of access at all reasonable times to the Property for purposes of:

a) Implementing the response actions in the ROD;

b) Verifying any data or information submitted to EPA and Grantee;

c) Verifying that no action is being taken on the Property in violation of the terms of this instrument or of any federal or state environmental laws or regulations;

d) Monitoring response actions on the Site and conducting investigations relating to contamination on or near the Site, including, without limitation, sampling of air, water, sediments, soils, and specifically, without limitation, obtaining split or duplicate samples;

e) Conducting periodic reviews of the remedial action, including but not limited to, reviews required by applicable statutes and/or regulations; and

f) Implementing additional or new response actions if the Grantee, in its sole discretion, determines i) that such actions are necessary to protect the environment because either the original remedial action has proven to be ineffective or because new technology has been developed which will accomplish the purposes of the remedial action in a significantly more efficient or cost effective manner; and, ii) that the additional or new response actions will not impose any significantly greater burden on the Property or unduly interfere with the then existing uses of the Property.

13. Modification: The above restrictions and covenants may be modified, or terminated in whole or in part, in writing, by the Grantee, executed by Grantee in recordable form, and such writing shall be recorded by Grantor.

14. (a) Reserved rights of Grantor: Grantor hereby reserves unto itself, its successors, and assigns, all rights and privileges in and to the use of the Property which are not incompatible with the restrictions, rights and covenants granted herein.

(b) Reserved Rights of EPA: Nothing in this document shall limit or otherwise affect EPA's rights of entry and access or EPA's authority to take response actions under CERCLA, the NCP, or other federal law.

(c) Reserved Rights of Grantee: Nothing in this document shall limit or otherwise affect Grantee's rights of entry and access or authority to act under state or federal law.

15. Liability. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor nor any person or entity claiming by or through Grantor shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

15. No Public Access and Use: No right of access or use by the general public to any portion of the Property is conveyed by this instrument.

17. Notice requirement: Grantor agrees to include in any instrument conveying any interest in any portion of the Property, including but not limited to deeds, leases and mortgages, a notice which is in substantially the following form:

NOTICE: THE INTEREST CONVEYED HEREBY IS

SUBJECT TO A DECLARATION OF RESTRICTIVE AND AFFIRMATIVE COVENANTS, DATED _____ 2004, RECORDED IN THE PUBLIC LAND RECORDS ON _____, 20__, IN BOOK_____, PAGE_____, IN FAVOR OF, AND ENFORCEABLE BY, THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Within thirty (30) days of the date any such instrument of conveyance is executed, Grantor must provide Grantee with a certified true copy of said instrument and, if it has been recorded in the public land records, its recording reference.

18. Administrative Jurisdiction: The state agency having administrative jurisdiction over the interests acquired by the State of Florida by this instrument is the Grantee. EPA is a third party beneficiary to the interests acquired by the Grantee under this instrument.

19. Enforcement: The Grantee shall be entitled to enforce the terms of this instrument by resort to specific performance or legal process. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including CERCLA. Enforcement of the terms of this instrument shall be at the discretion of the Grantee, and any forbearance, delay or omission to exercise its rights under this instrument in the event of a breach of any term of this instrument shall not be deemed to be a waiver by the Grantee of such term or of any subsequent breach of the same or any other term, or of any of the rights of the Grantee under this instrument.

20. Damages: Grantee shall be entitled to recover damages for violations of the terms of this instrument, or for any injury to the remedial action, to the public or to the environment protected by this instrument.

21. Waiver of certain defenses: Grantor hereby waives any defense of laches, estoppel, or prescription.

22. Covenants: Grantor hereby covenants to and with the Grantee, that the Grantor is lawfully seized in fee simple of the Property, that the Grantor has a good and lawful right and power to sell and convey it or any interest therein, that the Property is free and clear of encumbrances, except those noted on Exhibit C attached hereto, and that the Grantor will forever warrant and defend the title thereto and the quiet possession thereof.

23. Notices: Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and shall either be served personally or sent by first class mail, postage prepaid,_ referencing the Site

name and Site ID # 04XB, and addressed as follows:

To Grantor:

NORMANDY PARK HOLDINGS
11110 N. 56TH STREET
TAMPA, FL 33617

To Grantee:

Bureau Chief, Waste Cleanup
FDEP M.S. 4505
2600 Blair Stone Road
Tallahassee, FL 32399

To EPA:

U.S. EPA, Region 4
Waste Management Division
Superfund Remedial and Technical Services Branch
Section Chief, Section D
61 Forsyth Street, SW
Atlanta, GA 30303

24. Recording in Land Records. Grantor shall record this Declaration of Restrictive and Affirmative Covenants in timely fashion in the Official Records of Hillsborough County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this document in the public records.

25. General provisions:

a) Controlling law: The interpretation and performance of this instrument shall be governed by the laws of the United States or, if there are no applicable federal laws, by the law of the state where the Property is located.

b) Liberal construction: Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the grant to effect the purpose of this instrument and the policy and purpose of CERCLA. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

c) Severability: If any provision of this instrument, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this instrument, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

d) Entire Agreement: This instrument sets forth the entire agreement of the parties with respect to rights and restrictions created hereby, and supersedes all prior

discussions, negotiations, understandings, or agreements relating thereto, all of which are merged herein.

e) No Forfeiture: Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

f) Joint Obligation: If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

g) Successors: The term "Grantor", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantor" and their personal representatives, heirs, successors, and assigns. The term "Grantee", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantee" and their personal representatives, heirs, successors, and assigns. The rights of the Grantee and Grantor under this instrument are freely assignable, subject to the notice provisions hereof.

h) Termination of Rights and Obligations: A party's rights and obligations under this instrument terminate upon transfer of the party's interest in the Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

i) Captions: The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

j) Counterparts: The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

k) Nothing contained in this agreement shall preclude or in any other way hinder the sale and/or conversion of the property to condominiums.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be signed in its name.

Executed this 9TH day of JANUARY, 2006.

By: _____

Its: MANAGER

[full mailing address of Grantor]

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year written above.

JOHN M. MURRAY
Notary Public, State of New York
No. 4618009
Qualified in Westchester County
Commission Expires May 31, 2007

Notary Public in and for the
State of _____

My Commission Expires:_____

Signed, sealed and delivered in the presence of: **(two witnesses required)**

Witness	Print Name	Date
Witness	Print Name	Date

This Declaration is accepted this 19th day of July, 2006.

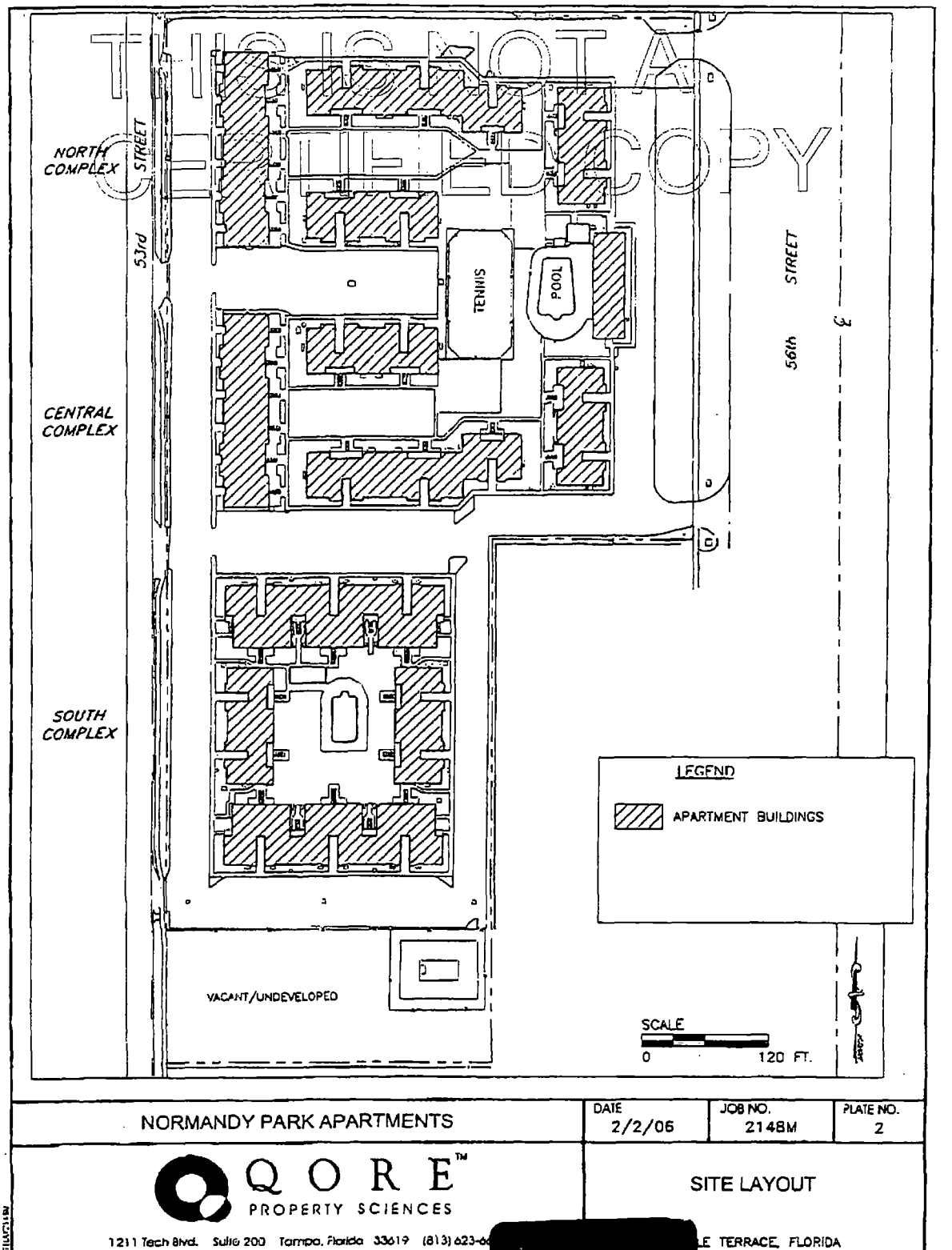
STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

By: _____

Attachments:
- Exhibit A - Legal Description of the Property
- Exhibit B - Existing Structures on the Property
- Exhibit C - Existing Liens and Encumbrances on the Property

Exhibit A

All of Lots B, C, D, E, F, G, H and J Block 23, and Lots B, C, D and E, Block 24, Less the East 114 feet thereof for the right of way for State Road No. S-583 (5th Street) in Section 15, Township 28 South, Range 19 East, Temple Terrace Subdivision, as recorded in Plat Book 25, Page 62, of the public records of Hillsborough County, Florida.



MacFarlane Ferguson & McMullen
201 N. Franklin Street Suite 2000 One Tampa City Center
Tampa FL 33602
(813) 273-4200
FAX: (813) 273-4396

Lawyers Title Insurance Corporation

OWNERSHIP AND ENCUMBRANCE REPORT

Order No: 40309797LA
Customer Reference No: 4352-6

This will serve to certify that Lawyers Title Insurance Corporation has caused to be made a search of the Public Records of Hillsborough County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from December 21, 1999 through January 24, 2006, at 8:00 a.m., as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel 1:

Lot J, Block 23 of Temple Terraces in Section 15, Township 28 South, Range 19 East, as per map or plat thereof, recorded in Plat Book 25, Page 62, of the Public Records of Hillsborough County, Florida.

Parcel 2:

All of Lots B, C, D, E, F, G and H, Block 23, and Lots B, C, D and E, Block 24, Less the East 114 feet thereof, for the right of way for State Road No. S0583 (56th Street) in Section 15, Township 28 South, Range 18 East, Temple Terraces, as per map or plat thereof, recorded in Plat Book 25, Page 62, of the Public Records of Hillsborough County, Florida.

As of the effective date of this Report the apparent record fee simple title owner(s) to the above described real property is/are:

Normandy Park Holdings, Inc., a Florida corporation, by virtue of Warranty Deed recorded in Official Records Book 9980, Page 411.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. UCC Financing Statement recorded in Official Records Book 11353, Page 61, as assigned in Official Records Book 12021, Page 778. (as to Parcel 2)

2. Mortgage and Security Agreement recorded in Official Records Book 11387, Page 591, as assigned in Official Records Book 12525, Page 1279. (as to Parcel 2)

3. Assignment of Leases and Rents recorded in Official Records Book 11387, Page 653. (as to Parcel 2)

4. Mortgage and Security Agreement recorded in Official Records Book 11697, Page 1132, as modified in Official Records Book 12427, Page 1515 and assigned in Official Records Book 15683, Page 1659. (as to Parcel 2)

5. UCC Financing Statement recorded in Official Records Book 11697, Page 1144. (as to Parcel 2)

6. UCC Financing Statement recorded in Official Records Book 11697, Page 1148. (as to Parcel 2)

7. Exparte Default Judgment Against Defendent recorded in Official Records Book 14298, Page 939, as re-recorded and certified in Official Records Book 14348, Page 1767.

8. Claim of Lien recorded in Official Records Book 14051, Page 290.
9. Notice of Lis Pendens recorded in Official Records Book 14354, Page 1309.
10. Final Summary Judgment of Foreclosure and Order Taxing Costs and Attorney's Fees recorded in Official Records Book 15480, Page 1605.
11. Order Cancelling Foreclosure Sale recorded in Official Records Book 15607, Page 57 and Official Records Book 15664, Page 745.

NOTE: The 2005 Ad Valorem Taxes under Folio Number 200711-0000 were EXEMPT. (as to Parcel 1)

NOTE: The 2005 Ad Valorem Taxes under Folio Number 200709-0000 were PAID and the 2004 Ad Valorem Taxes for said Folio remain UNPAID. (as to parcel 2)

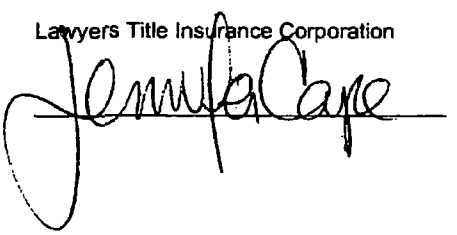
Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Lawyers Title Insurance Corporation agent for the purpose of issuing a Lawyers Title Insurance Corporation title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843 the liability Lawyers Title Insurance Corporation may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Lawyers Title Insurance Corporation has caused this Report to be issued in accordance with its By-Laws.

Lawyers Title Insurance Corporation

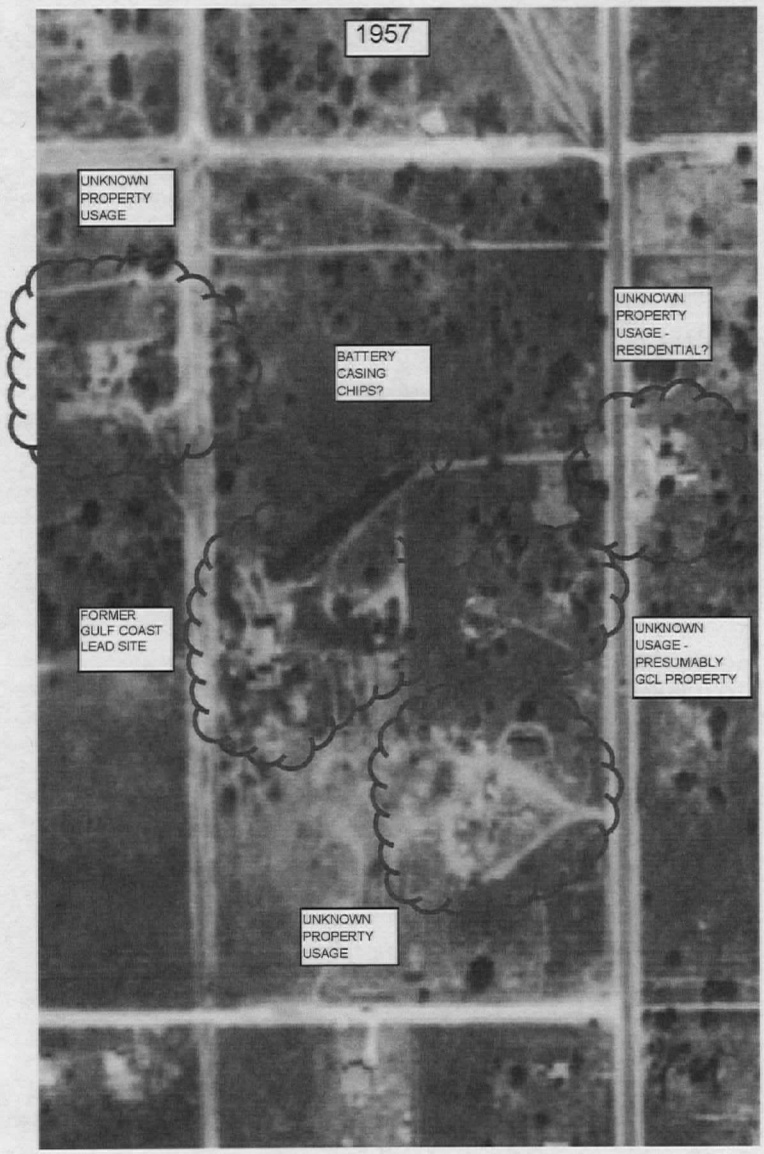


Appendix I: Historical Images[2]

Figure 1

Historical aerial photographs from 1957, 1965 and 1968 for the Normandy Park Apartments site. 1957 shows the facility in operation and several nearby/adjacent properties with unknown usage. The 1965 and 1968 photos show a large area of what appears to be battery casing chips and the facility appears to be closed (fewer buildings are present).

Figure 1A



[2] From Appendix B of Plan of Study, Assessment of Antimony in Groundwater, S&ME, June 2012.

Figure 1

Figure 1B

Figure 1

Figure 1C